

JEFFERSON HIGH SCHOOL FACILITIES TASK FORCE

"Working together to provide an environment of excellence and opportunity for all students to achieve their dreams."

**REPORT TO THE
BOARD OF EDUCATION
JUNE 11, 2007**



HIGH SCHOOL FACILITIES TASK FORCE

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HIGH SCHOOL FACILITIES TASK FORCE

Task Force Tri-Chairs:

Duane Anderson, Colleen Locke, and David Volk

Task Force Members:

| | | | |
|-----------------|-----------------|---------------|----------------|
| Dan Beccue | Ron Blair | Kim Buchholz | Scott Buth |
| Michele Chwala | Tom DeKrey | Jon Erdman | Jim Follensbee |
| Sarah Fredrick | LaVern Georgson | Gina Groskopf | Travis Haas |
| Chris Haase | Jim Kuehn | Ken Matthews | Kim Meschke |
| Marla Michaelis | Jim Miller | Brian Monfre | Dave Posorske |
| Nicole Pupanek | Robert Russell | Jim Stelse | Jeff Streich |
| Dale Sukow | Jerry Terrill | Jim Watters | Bob Zweifel |

FACILITY PROJECT TEAM ADVISORS

Kit Dailey, Communications Advisor, First Trust Portfolios L.P.

Abie Khatchadourian, Architect, Plunkett Raysich Architects LLP

Scott Kramer, Architect, Plunkett Raysich Architects LLP

William Heraly, Construction Manager, Miron Construction Co., Inc.

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Doug Beilke, Construction Manager, Maas Brothers Construction Co., Inc.

Bill Foster, Consultant, School Perceptions

Michael Swartz, Superintendent, School District of Jefferson

Laura Peachey, Director of Business Services, School District of Jefferson

Don Nolan, Director of Special Education and Pupil Services, School District of Jefferson

Richard Lovett, Jefferson High School Principal, School District of Jefferson

Debbie Hans, Administrative Assistant, School District of Jefferson

SUMMARY OF MEETINGS AND AGENDA TOPICS FOR THE HIGH SCHOOL FACILITIES TASK FORCE

| Meeting Dates | Major Agenda Topics |
|----------------------|--|
| March 6, 2007 | <p>Committee Kickoff</p> <ul style="list-style-type: none"> ▪ Welcome & Process Overview ▪ Introductions ▪ Review Vision, Charge, Ground Rules ▪ Overview of JHS Facility Study ▪ Overview of Community Engagement Survey ▪ “Housekeeping” Issues |
| March 20, 2007 | <p>JHS Facility Assessment</p> <ul style="list-style-type: none"> ▪ Online Survey Update from School Perceptions ▪ Detailed Review of Facilities Study by Plunkett Raysich ▪ Tour of Jefferson High School |
| April 3, 2007 | <p>Educational Program Issues</p> <ul style="list-style-type: none"> ▪ Department Presentations (Admin. & Staff) ▪ Survey Update |
| April 17, 2007 | <p>Building Technology Needs Food Service Needs Review of Facility Study</p> <ul style="list-style-type: none"> ▪ Infrastructure Issues ▪ Academic Issues ▪ Construction Issues ▪ Other Considerations |
| April 24, 2007 | <p>Election of Task Force Tri-Chairs High School Facility Study</p> <ul style="list-style-type: none"> ▪ Review of Building Options with PRA ▪ Floor Plan Concepts/Options ▪ Renovation vs. New Building Costs <p>Tours of Other Facilities Review Topics for May 1 Meeting</p> |
| May 1, 2007 | <p>Preliminary Option Development</p> <ul style="list-style-type: none"> ▪ Prioritization of Identified Facility and Academic Issues ▪ Development of Framework for HSFT Option(s) ▪ Cost Estimate Requests of Prioritized Issues/Options from Construction Managers <p>Community Survey Promotion</p> |
| May 15, 2007 | <p>Update on Option 5: Preliminary Design Alternates, Costs and Property Tax Implications Review Community Survey Results Assess & Prioritize Options</p> <ul style="list-style-type: none"> ▪ Compare to Charge/Vision/Purpose ▪ Consider Community Response <p>Next Steps – Prep for Report to Board</p> |
| May 29, 2007 | <p>Report on Tour of Waunakee and Fort Atkinson Facilities Preparation of Recommendation(s) and Report</p> <ul style="list-style-type: none"> ▪ Primary Recommendation ▪ Secondary Recommendation(s) ▪ Key Reasons/Rationale <p>Report Presentation Discussion</p> |
| June 5, 2007 | <p>Report Presentation Discussion Speakers and Role of Other HSFT Members at June 11 Board Meeting Final Questions/Comments</p> |
| June 11, 2007 | Present Report to BOE and Community |

HIGH SCHOOL FACILITIES PROJECT VISION AND PURPOSE STATEMENT

***Approved by the
Board of Education on 3/12/07***

Our vision for a High School facility project is to:

- 1. Ensure a safe, secure, efficient, and cost-effective building which supports the delivery of first-rate education for our students.**

Therefore, our purpose is to continue a facility management process to reduce operating costs, correct infrastructure issues presenting life safety hazards, meet current building code requirements (including those of the American with Disabilities Act), and repair or replace building components which are failing to perform.

- 2. Enable our District to deliver a high quality education which will allow our students to be competitive in the global economy by removing facility deficiencies.**

Therefore, our purpose is to identify these deficiencies, show how they are limiting, then reduce or eliminate them by providing spaces and/or facilities (1) we do not have, (2) or are outdated, inefficient, and inadequate, with solutions that meet state and federal mandates and other requirements.

- 3. Create and maintain an environment that encourages life-long learning for all members of our District and invites community access in keeping with the District's mission to provide an environment of excellence and opportunity for all students to achieve their dreams.**

Therefore, our purpose is to identify the appropriate physical resource base for educating children in an environment of excellence, then move to that base with increasingly energy efficient facilities, adequate space, and rich opportunities for students, staff and community members to achieve their dreams.

OFFICIAL CHARGE OF THE HIGH SCHOOL FACILITIES TASK FORCE

"The Board of Education of the School District of Jefferson, Wisconsin charges the High School Facilities Task Force (*HSFT*) with the task of assessing and prioritizing Jefferson High School's potential facilities project components and/or options. Using the District's articulated High School Facility Project Vision and Purpose Statement as a guide, the *HSFT* is also charged with reviewing these options to determine if they meet the needs of the District's educational program. Furthermore, the *HSFT* will make prioritized, advisory recommendations to the Board of Education for its final review and consideration.

The High School Facilities Task Force (*HSFT*) will consist of District residents, some of whom may be faculty or staff, in consultation with the District's administrators, architect, construction manager, financial advisor, and other professionals as needed. Additionally, the Board of Education will identify one or two members to serve as liaisons to the committee and report back to full Board throughout the process. The *HSFT* will convene in March 2007 and will meet, on average, twice per month with the goal of presenting its findings and advisory recommendations to the Board of Education and the community in June 2007.

High School Facilities Task Force members will then act as information providers and ambassadors to the community regarding any future facilities projects.

EXECUTIVE SUMMARY

We, the High School Facilities Task Force, having been charged with assessing and prioritizing the needs of the current condition of Jefferson High School, are recommending by an overwhelming majority that our district build a new 212,405 SF high school, along with utilizing the existing 36,600 SF of music/auditorium space. The construction of the new two-story high school would exist on the current high school grounds, but would be located north to south along Taft Avenue (refer to the diagram on page 15). This construction would also conclude us to make the recommendation of relocating the Track/Football facilities and the JV baseball field.

We bring this recommendation to you as a committee determined to providing the best in quality education for our students. Agreeing with the Jefferson Board of Education, "We believe that students have the right to be educated in a physically and emotionally safe environment." To the best of our ability and with the information presented in partnership with the School District of Jefferson, Plunkett Raysich Architects, and Miron/Maas Construction Company, as a 31-member committee we believe that our current facility does not meet the needs of our students and staff.

We say this based on the following concerns:

- Providing for the safety and security of students and staff
- Wanting to present the most fiscally responsible plan
- The need to provide for the educational needs of all students
- The need to update the physical education curriculum and athletic facilities

As a recognized leader in quality education, the community of Jefferson needs to provide our students and staff with a facility that promotes higher learning and, therefore, our recommendation is to proceed with the building of a new high school on our existing site. (Refer to Option #5B on page 13 and the diagram of same on page 15.)

CURRENT FACILITY DEFICIENCIES

A. High School Facilities Task Force Assessment Parameters

The HSFT review of the facility was accomplished by:

1. Participating in physical tours of the facility
2. Conducting an in-depth review of studies provided by Plunkett Raysich Architects
3. Hearing presentations from various high school curricular area department heads

Each member of the HSFT reported independently their opinions of the shortcomings of the facility. As with all things in life, the 80/20 rule applies with the majority of the HSFT members focusing on the same areas identified as most critical.

B. Safety/Security

1. The non-secure, unidentifiable main entrance
2. Outdated fire security and non-sprinkled buildings
3. Outdated classrooms primarily in the areas of science and special needs
4. Staff safety concerns
5. Ergonomic concerns with the existing facility
6. The existing facilities inability to be segmented for community events
7. Unlocked, unsecured building
8. Open doors to promote adequate ventilation
9. Classrooms without full height walls
10. Exposed data/voice cabling

C. Technology

1. The inability of the district to provide a computer at every location as required by educational programming needs
2. The correct air conditioned, secure space to house and maintain the Data and Voice Server systems for the entire school district

D. Inefficient Mechanical and Electrical Systems

1. Outdated heating and cooling systems, currently costing the district untold costs in energy usage and maintenance
2. Inefficient lighting systems and the lack of natural light.
3. Overall high energy consumption due to an outdated building
4. Existing facilities – environment impact
5. Inadequate ventilation

E. Instructional Classroom Areas

1. All current core curricular instructional classroom areas are inefficient for the delivery of current curricula. Current classroom organization does not lend itself to organized and efficient delivery of instruction to students.
2. Science classrooms are inadequate for the delivery of instruction in a safe learning environment that consists of proper ventilation, up-to-date lab configurations, and upgraded technology to meet the needs of our students.
3. Current computer labs are inadequate to meet the educational needs of our students.
4. Special education classrooms are inadequate to meet the unique needs of our special needs students.
5. Current building configuration does not provide special needs students with access to all instructional areas.

CURRENT HIGH SCHOOL FACILITY ASSESSMENT REVIEW

A. The Building History and Timeline

1. The Jefferson High School was originally built in 1963, 44 years ago. The original building began at the East entrance and included 24 classrooms, cafeteria, Study Hall, main gym, kitchen, offices, and 8 additional rooms.
2. The first addition to the Jefferson High School was added in 1967, 40 years ago. It included 3 classroom, 4 labs, 2 bathrooms and the pool area with 2 locker rooms.
3. The second addition to the Jefferson High School was added in 1977, 30 years ago. It included 17 classrooms, Library, Auditorium, Music Department, additional small gym, 2 labs, District office, additional locker rooms, and storage areas. An additional boiler system was added at this time.

B. Building Materials

1. The current building is a mixture of concrete block, brick, and post/beam construction with precast concrete outer panels. The second story construction is metal frame with metal panel walls. There is no consistency to the construction. Interior materials consist of a mixture of concrete, brick, stud walls with gypsum board, and portable walls. Many classrooms do not have complete floor to roof construction due to the roof joist design of the building.

C. Mechanical Systems

1. Heating
 - a. The entire facility is heated by 4 gas fired boilers installed in 1963 and 1977. The system services the building through a combination of mechanical pumps serving a primary heating loop. This same system also provides the domestic hot water and heats the pool water. All of these systems, according to district studies, have surpassed their normal life expectancy for these types of systems.
2. Plumbing
 - a. The facility is served by City water and sewer. The domestic water supply is fed into the building in 2 separate locations. The cold water is unsoftened. The hot water is heated by the 1963 boiler system and is stored in (2) 350 gallon tanks. These tanks were replaced in the 1980's and are the only portion of the system that has not surpassed its normal life expectancy. Sewage is pumped from the building from the 1967 mechanical room, by a large duplex ejector, which has surpassed its life expectancy.
3. Cooling
 - a. The building is served by 5 cooling units providing cooling to approximately 60 percent of the building space. Two of the condensing units located on the roof have been replaced, but all of the components of the system such as air handlers, condensing units, piping, and duct work have surpassed their useful life and are in poor condition.

4. Classroom Ventilation
 - a. All classroom ventilation is of a design that does not meet current building regulations, as all transfer air is moved through the building hallways. The current quantity and quality of air to the classrooms is not up to current standards. All of the air handling equipment has surpassed its useful life.
5. Electrical
 - a. Incoming Service
 - 1) The school is served by two (2) primary electrical panels, both of which have surpassed their useful life, and are difficult to maintain and service parts are very expensive to purchase. None of the transformers that provide reduced voltage for interior lighting and general use are energy efficient. All transformers have surpassed normal life expectancy. An interior diesel power generator is in place to provide back-up power, but is insufficient for the job it was originally intended for due to the additions.
 - b. Lighting
 - 1) As the design of the school includes very little natural light, it is reliant on a wide variety of inefficient incandescent and fluorescent lights. All of the lighting has surpassed its useful life; many of the fixtures are in poor condition and cause problems with glare. Safety exit lighting is served with incandescent bulbs, resulting in poor efficiency, a large degree of maintenance, and potential safety concerns. Many of the battery powered emergency lights no longer function, as they have surpassed their useful life. Most all of the lighting in the building is controlled by standard switches, which provide no chance for reduced energy usage when a room has been unoccupied for a period of time. The minimal day lighted areas of the building have no provisions for automatic shutoff of lights to reduce energy usage.
6. Fire Safety
 - a. The building is not served by a sprinkler system. The fire alarm system is obsolete; it does not have any visible strobes for the hearing impaired or high noise areas. In many areas of the building, the audio notification is inadequate.
 - b. The main break stations for the fire safety systems, to trigger an alarm, are placed too high on the walls and do not meet any current ADA regulations.
7. Technology
 - a. As computers were not a part of any educational programs in 1963, 1967, or 1977, the building has no provisions for cable tracking, network routing, and technology installations. Visual observations of the entire facility show evidence of voice and data cables being tied up to any available beam to get the technology to needed locations. Currently all of the district's computer servers, data connections, and voice connections are housed in a very unsecured, inadequate and under air conditioned space. All of this presents a large breech in the safety and security of the building.
8. Handicap Accessibility
 - a. The current building, while for the most part, is handicap accessible, it was never designed for this access. Upgrades have been added to the building by the addition of internal lifts. Many of the other details of non ADA compliance are detailed in electrical and fire safety areas. Handicap accessibility is lacking in all restroom areas, band area, stage area, and swimming pool.

9. Swimming Pool/Physical Education
 - a. The useful life of all this equipment is well beyond its original intent.
 - b. Swimming Pool Structure
 - 1) The general condition of the 40 year-old pool is described by experts as poor. There is maintenance required due to its age in the areas of tile, piping, filtration, and mechanical systems. The current design of this pool does not meet the ongoing educational needs of the district.
 - c. Gyms
 - 1) The high school is served by 2 gyms. The original large gym has a single-sided seating arrangement, placing both Home and Away teams on the same side. This current arrangement is a safety and security concern. The small gym is inadequate for any other use other than some additional instructional area. Small sideline areas make it a large safety concern.
10. General Observations
 - a. The building as a whole lacks a main, identifiable entrance with security.
 - b. The building lacks a segmented lobby/entrance to allow after-hours athletic and Fine Arts events to occur without having access to the entire building and classroom areas. This produces a large security risk.
 - c. The segmented building design places the High School Administration, High School Guidance and District Administration in 3 separate areas further complicating security.



KEY FINDINGS FROM THE COMMUNITY-WIDE SURVEY

During the months of April and May 2007, a community-wide survey was offered to residents of the School District of Jefferson via the Internet and also through paper copy. Participants gave answers to the key qualities needed in a new or renovated high school community, and also selected core educational values.

The highest ranked, desired qualities for our high school were:

- Secure entrances
- An energy efficient structure
- Enhanced classroom technology
- Improved science laboratories
- High quality construction

The highest ranked values selected by survey respondents were:

- Safe and secure learning environment
- Attract / retain high-quality staff
- Maintain fiscal accountability
- Offer an upgraded, college preparatory curricula

Findings within the report also show a large number of respondents indicating the need for further information about current and future high school building projects. The number of persons choosing "I don't have enough information at this time" ranged from 11.5 percent to 20.35 percent. It was noted by a School Perceptions representative, that this is an unusually high number.

It is therefore recognized that we need to do more within our community to educate and inform people about the needs and deficiencies in our high school facilities.

BUILDING OPTIONS CONSIDERED AND ASSOCIATED COSTS

| OPTION # | COST | DESCRIPTION | COMMENTS |
|--|---------------|---|--|
| #1 | \$19,773,876 | Remodel Existing 208,000 SF High School | <p>Does not address school capacity needs, existing space deficiencies, future space deficiencies, or program needs.</p> <p>Repair/replacement of items known as capital renewal.</p> |
| #2 | \$30,029,839 | Add 56,482 SF additions to existing 208,000. Heavy remodeling within existing High School. Total SF = 264,482. | Addresses Option #1 facility needs plus some of the educational space needs. |
| #3 | \$37,119,965 | Add 89,000 SF to existing 208,000. Heavy remodeling within existing High School. Total SF = 297,000. | <p>Addresses facility needs and educational space needs:</p> <ul style="list-style-type: none"> • Science classrooms, greenhouse, and shop • Athletic needs would be enhanced. • The library would have a new remodeled location. |
| The Task Force agreed that the above three options would only be short-term solutions for long-term, continuing problems. | | | |
| #4 | \$49,450,000* | Build a new 250,000 SF High School at a new location. | <ul style="list-style-type: none"> • Addresses all of the needs and concerns of the district. • Not fiscally responsible and presents too many unknowns. |
| * This amount does not include land acquisition or site development costs. | | | |
| #5A | \$42,525,425 | Upgrading existing auditorium, music, and administration space. Adding a new two-story 212,405 SF High School at the existing location. | <ul style="list-style-type: none"> • New facility will provide support to current and envisioned future educational needs. • Physical infrastructure will be new and designed with a present-day, energy-conscious approach. • Utilizes existing land and CPA/music space. • Greatly reduces the amount of green space needed for practices and physical education classes. • Selectively removing existing buildings to accommodate new parking. |

| OPTION # | COST | DESCRIPTION | COMMENTS |
|--|--------------|---|--|
| #5B | \$43,525,425 | <p>Add a new two-story 212,405 SF High School on the existing site while utilizing the existing auditorium space.</p> <p>Includes relocating track/football field and baseball field. Includes demolition of existing building.</p> | <ul style="list-style-type: none"> • New facility will provide support to current and envisioned future educational needs. • Physical infrastructure will be new and designed with a present-day, energy-conscious approach. • Utilizes existing land and CPA / music space. • Of the six options, this was the overwhelming majority choice because it was the most fiscally responsible plan which addresses all of the HSFT committee concerns. |
| Option #5B is the recommended option of the HSFT. | | | |

PRELIMINARY TAX IMPACT

(Provided by Robert W. Baird & Company)

| | OPTION 1 | OPTION 2 | OPTION 3 | OPTION 4 | OPTION 5A | OPTION 5B |
|---|--------------------|--------------|--------------|--------------|--------------|--------------|
| Estimated Borrowing Amount | \$19,773,876 | \$30,029,839 | \$37,119,965 | \$49,450,000 | \$42,525,425 | \$43,525,425 |
| Maximum Tax Rate *Impact (per \$1,000 valuation) | \$1.32 | \$2.01 | \$2.49 | \$3.31 | \$2.85 | \$2.91 |
| Each \$1,000,000 of Project Cost will add approximately \$0.067 to the Tax Rate impact. | | | | | | |
| ANNUAL TAX IMPACT | | | | | | |
| Impact on the following Property Values: | \$100,000 Property | \$132.48 | \$201.20 | \$248.70 | \$331.32 | \$284.65 |
| | \$200,000 Property | \$264.97 | \$402.40 | \$497.41 | \$662.63 | \$569.30 |
| | \$300,000 Property | \$397.45 | \$603.60 | \$746.11 | \$993.95 | \$853.95 |
| | | | | | | \$874.05 |

*Mill rate based on 2006 Equalized Valuation (TID-OUT) of \$888,685,531 with 5% growth through 2008, 3% growth through 2015, and no growth thereafter. Estimate of 5.25% for 20 years with the first payment in 2009.

DESIGN, QUALITIES, AND RATIONALE OF OPTION #5B

A. Safety and Security of Students and Staff

- Identifiable, secure main entrance
- Improves traffic flow
- Addresses environmental and health concerns with new HVAC equipment
- Segmented building; ability to secure the instructional space during community events
- Brings the facility up to ADA standards
- Includes sprinkler system for fire safety
- Includes new kitchen and receiving area to enhance staff safety

B. Most Fiscally Responsible

- Utilizes existing site of school
- Maintains campus base school
- Allows for construction without disruption of school operations
- Retains current space of auditorium/music classes and updates those facilities
- Increases efficiency of the staff
- Accommodates future increases in enrollment
- Energy efficient mechanical systems and building envelope
- This option is the best value for the dollars expended

C. Provides for Educational Needs of All Students

- Provides adequate space for special needs students
- Improves science and business instructional spaces
- Increased natural lighting to enhance student learning
- Provides technology in all required locations
- Efficient layout with the least amount of square footage
- Provides adequate storage

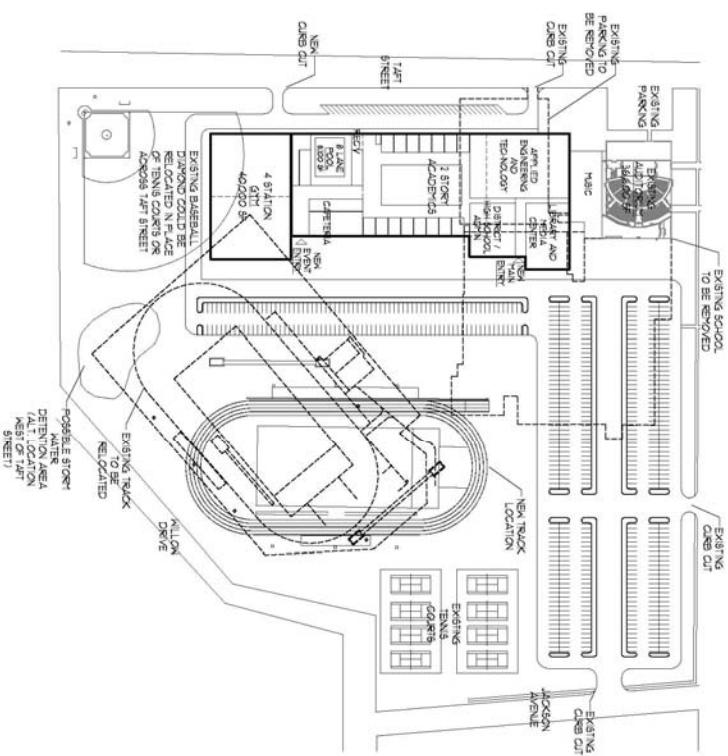
D. Updates Physical Education and Athletic Facilities

- New competition pool that addresses ADA issues
 - ✓ Part of the current curriculum/10,000 student days
 - ✓ Hold conference events
 - ✓ Community space
 - ✓ Safety/proper ventilation
- Relocation of the track facility
 - ✓ Improves traffic flow
 - ✓ Creates more green space
 - ✓ Addresses failed track conditions
- Creates the opportunity of community accessibility to the new facility

CONCEPT DRAWING OF OPTION #5B

6035

SCHOOL DISTRICT OF JEFFERSON - JEFFERSON HIGH SCHOOL



**SITE PLAN
NEW TWO STORY HIGH SCHOOL
AUDITORIUM TO REMAIN**

**Plunkett
Raysich
Architects, Inc.**

REFERENDUM TIMING

Having spent the past several months working on this project as a committee, and with the information provided to us, we strongly encourage the School Board to take immediate and aggressive action in sending this recommendation to a referendum. We will do our part to support all actions taken by the School Board to support this recommendation. This recommendation put forth by the HSFT, is the option that will best provide our students with an environment of excellence and opportunity for all to achieve their dreams.

CONCLUSION

It is the belief, in Jefferson, to provide excellence in education for all students. We believe that the community and parents alike contribute to the success of our students. We believe in nurturing the character of a person with the best of all that we can provide for them. Our recommendation will provide our citizens and students with a boost in Eagle Pride. Our school should symbolize all that we encompass as a community and should stand tall as a center of excellence in learning and it should exhibit our community's character. Jefferson's character speaks to the kindness of people, embraces the small town mentality of caring for your neighbor, and recognizes outstanding character traits in its citizens. This is the Jefferson Way.

We, the members of the HSFT Committee, hope that the issues and solutions addressed in this document are fully considered in the decision making process that is ahead of our community. We realize a decision reached will have a significant impact on the lives our residents for years to come. It is our hope that as the School Board moves forward, this document will serve as an educational guide for the community. As HSFT Committee members, we do not see our duty ending here with this recommendation. We further believe that it is our responsibility to go forward into the community and educate and inform our friends and neighbors as to the necessity of a new high school.

We would like to thank the Board of Education for allowing us the opportunity to be involved with this process. It has been an honor and privilege to serve our community in this capacity, and we look forward to assisting the district as this project evolves.

