

## 13-14 Facilities Advisory Planning (Minutes)

7-23-13

- 1) Mr. Hatfield shared information on District Debt Service (Indebtedness)
- 2) General Obligation Bonds:

**HS New Gym approx. \$245,000 annually, due 2028**

**Elementary Geothermal (approx. \$375,000 annually, due 2018)**

**WBCSD Solvency ratio (An overall fiscal health calculation used by the State of Iowa) has been between 10% and 14% last 4 years. State target indicating relative fiscal health for a school district (5% - 10%)**

- 3) John Darveau and Craig Schwerdtfeger, Struxture Architects presented to the Facilities Advisory Committee (FAC) a summary of their Community Focus Groups' input, as well as Mr. Hatfield's online stakeholder input survey regarding facilities.
- 4) John presented an overview of existing buildings educational use plans sharing information on the following:
  - a. **A CEFPI building adequacy report card (the viability of each building)**
  - b. **A Facilities Condition Report Summary**
  - c. **An ideal space program report for 21<sup>st</sup> Century learning needs that contained the ideal programming vs. existing, comparison costs analysis for updating to idea**
  - d. **Mr. Darveau also provided enrollment projections.** Questions regarding growth forecasting tied to preschool numbers and other factors were asked. Questions regarding use of Johnson Co. birth rates along with Cedar Co. comparisons were asked. The State's enrollment projects (change every year to the previous year's enrollment impact) do not show this level of projected or trend growth. Mr. Darveau noted that he believes the State is using only Cedar Co. birth and growth rates. (Mr. Hatfield will check on State formula) He also noted that he is using some factoring gathered on the projected City of West Branch population growth date stated as 4-6% in coming years. Mr. Darveau discussed his thinking about using some level of both Cedar Co. and Johnson Co. projected birth rates as well as proximity to Iowa City.
  - e. **A Facilities Condition Index for each building:**  
Architects use multiple factors for calculating the full condition and / or adequacy of a school to help districts determine if a building should be remodeled, added on to or if a district should cease utilizing a facility for educational purposes. *(Index of .00 is best, 1.00 poorest)*  
**HS Extended Facilities Condition Index = .29**  
**MS Extended Facilities Condition Index = .79**  
**HH Extended Facilities Condition Index - .52**
- 5) Committee members and public asked questions and shared reflections based on information presented. Again, many questions were asked for clarity regarding the overall building adequacy and their meaning. Vision questions we asked based on the numbers presented.

Mr. Hatfield asked the committee to thing long-term first to develop a vision that solves multiple issues, creates better efficiencies and allows the District to meet more student's needs.

Committee Member: *"It seems, from the reports, that the Middle School is a building that is not nearly as adequate or viable for future use or any investment of money due to classroom and programming needs, poor HVAC system(s) that do not adequately pull moisture from the building (we keep it cooler than most buildings due to humidity issues; especially in the summer months) and the pressure the student population puts on elementary school facility for gym, music, art and all special programming. It appears we need to look at the Facilities Advisory Committee's initial recommendations for a 7-12 or 6-12 high school / junior high in the future is probably something we need to truly explore."*

**NOTE:** This does not mean the school district is necessarily planning to make any immediate changes with our Middle School facility unless all planning continue to point to a necessary change or improvement with the needs of the entire District first and foremost.

Other ideas related to long-term vision were discussed as it related to the HS building's .29 vs. the Middle School's .79 (a poor overall condition report)

Committee Member Follow-up Question: *Does enrollment factor Johnson Co. Regional aspects and possible impact on HS enrollment for space (if Jr High added too?)*

**6) Cost Factors Related to Ideal Space Programming were presented:**

Questions related to the total cost factors were looked at as well. The information was presented as a costing factor comparison and not as a recommendation for the District to make spending plan to accomplish any aspects during this study and planning period. The District would phase in facilities improvements, both long-term and short-term as well as all fiscal factors during a planning process.

**The Facilities Advisory Committee (FAC) will meet again on Tuesday, August 27<sup>th</sup> at 6:30 p.m. to continue their conversations for building a 15-Year Master Facilities Plan. The public is always welcome.**