

**West Branch Facilities Advisory Committee Meeting
Minutes 11/12/13**

FYI - Next meeting - December 16th, 6:30 – 8:00 p.m., Hoover Elementary School Library

- Review Struxture Architect's (updated / advanced) long-term, two campus designs
- Develop phase-in projects as reflected in the surveys and previous FAC meetings.
- Review estimate cost factors as components of 15-Year Master Plan considerations.

30,000 Foot View: The need to establish and aligned, common, comprehensive strategic direction for the district.

- Emerging Vision: The West Branch Community School District: A Future Focused Community of Learners!
- Emerging Mission: The West Branch Community School District: Preparing students to live and learn with passion and purpose!
- Board and Superintendent's desire to eliminate "patch quilt" approaches to the future.
- To deliver a world-class, globally competitive, comprehensive, personalized, career and college ready education for our students, we must act now!

20,000 Foot View: Design for 21st Century educational programming, teaching and learning needs.

- Facilities must be designed for adaptability and flexibility of use
- Must have integrate technologies
- Must promote health and sustainability
- Must enhance safety and security
- Must connect to community
- Must support a small school culture while providing a globally competitive career and college ready learning environment
- Must accommodate student diversity and personalized learning
- Must support the teacher as professional

10,000 Foot View: *What has our FAC membership learned?*

- Enrollment will likely trend up
- Building adequacies
 - Most in need due to mechanical and educational suitability
 - Safety and security issues
 - Lost educational time
 - MS students at HS
 - MS design shows space and fiscal issues
 - Lunchroom issues
 - Busing and parking issues
- Learning environment not conducive to 21st century learning and teaching requirements
- Two campus system adds focus to funding, creates efficiencies
- Has potential to bring performing arts center concept
- Has potential to help with bus / transportation barn topics

5,000 Foot View: Long Term Facilities Advisory Committee Goals:

1. Develop a Board Approved 15-Year Master Facilities Plan
2. Provide Ongoing Transparency and Stakeholder Input
3. Develop Framework & Time line Demonstrating Phased-In Projects and Related Funding Stream Options

Ground Level: October and November Meeting Goals:

1. Narrow and clarify District Facilities Advisory Committee's long-term vision (4-15 years)
2. Discuss essential questions and considerations for being able to define long-term vision
3. Utilize architectural designs to facilitate discussions for clarity
4. Discuss "phasing in" facilities planning process
5. Discuss 21st Century classroom designs and needs as related to District vision, goals and student learning needs

Mr. Hatfield gave a brief overview of a drafted phased in approach to 15-year, District Master Facilities Plan. It included short-term, mid-term and long-term phases.

Mr. Hatfield reviewed the Districts current debt service. G.O. Bond for Elementary Geothermal with annual obligation of \$375,000 – due 2018 and the G.O. Bond for New Gym/Weight room with an annual obligation of \$245,000 – due 2028. The district's solvency ratio has been between 11%-14% the last three years (State: Healthy if Your District is between 5-10%).

Mr. Hatfield also discussed briefly four primary funding sources for School Infrastructure in Iowa and the WBCSD:

1. Cash/Grants
2. SILO/SAVE (Sales Tax Revenue Bonds): WB SILO = \$3,250,000 possible based on current information. Matt Gillaspie, Piper Jaffray note: using basic assumptions and estimates with PPEL/SILO funds still being available to fund some ongoing needs for transportation, technology and general maintenance.
3. General Obligations PPEL Capital Loan Notes: West Branch PPEL estimated maximum for available project costs is \$2,350,000. Matt Gillaspie, Piper Jaffray note: \$1.34 PPEL Levy assumes 1% surtax in place and thus borrowing sized only against the remaining portion of the collected property tax, through life of District's authority.
4. General Obligation School Bonds: \$2.70 Debt Service Levy, estimated max. = \$9.6 million available for project costs (\$9,885,000 ballot question); \$4.05 Debt Service Levy, estimated max. = \$15.2 million available for project costs (\$15,535,000).

Mr. Darveau of Struxture Architects presented the committee with multiple drawings illustrating a two campus concept as the committee was in favor of from the previous meeting.

Elementary building design:

- Additional space for the 5th grade
- Cleaned up the traffic pattern
- Middle School replaced with a parking lot
- Elementary office added on to north side of lunchroom, would serve as front entry
- Bus lane in front of Hoover with no parent parking to address safety issues
- Included a feature on the north side of football field with concession stand, bathrooms and ticket booth

High School/Junior High building design 1:

- New Junior High built off front of existing high school
- Transportation barn located off of Cedar/Johnson Road with connecting lane to school
- Auditorium remodeled but not any larger in size
- Students share commons area/lunchroom
- Additional parking lots

High School Junior High building design 2:

- New High School built off front of existing school (2 story).
- New auditorium built in front of gym
- Students would have separate commons and lunch areas
- Junior High students would take over the old high school learning area.
- New media center centered in building.
- Additional parking

Both plans included multiple options for the sporting fields. One option moved the softball field up by the baseball field, the other moved it in front of the bus barn and the third kept it in the same location.

The committee reviewed and each concept individually and offered questions, ideas and concerns. Mr. Hatfield and Mr. Darveau expressed that these are only ideas and nothing official. If there isn't a room for one certain class in a drawing, it doesn't mean it can't be added or names and locations changed for basic planning purposes.

Strengths and Deltas of concepts:

1) Elementary Building Design:

Strengths

- Eliminates congestion and safety issues on Oliphant Street
- Provides adequate space for the 5th grade
- Adds restrooms and concessions to football area
- Lunchroom larger
- Additional parking
- Preschool classrooms larger with adjoining mudroom and separate playground

Deltas

- Lunchroom and offices not centrally located
- Does not have 4 classrooms for all grades
- Pressure from public to use Oliphant Street
- Hill in between MS and Elem takes a lot of accessibility out
- Do not like fence around football field (architectural drawing)

2) High School/Junior High with new High School design

Strengths

- Easier to adapt junior high students to old section and give high schools a new section
- New auditorium
- Commons separate
- Junior high all in one area and high school all in one area

Vast majority (everyone agreed they) liked the design concept with the new high school addition and new auditorium over the other.

Several comments/ideas were also given to the athletic grounds/transportation.

Turning the baseball diamond

Create one central concession stand

Work with City on possible joint baseball field

Drive thru bus barn

Additional parking behind bus barn

Central Office Location

In going forward the committee needs to keep in mind the development of future land options or considerations.

“Nothing is set in stone” and we will continue to analyze our emerging two-campus vision, as well as the related long-term to short-term planning developments.

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The public is always welcome to attend.