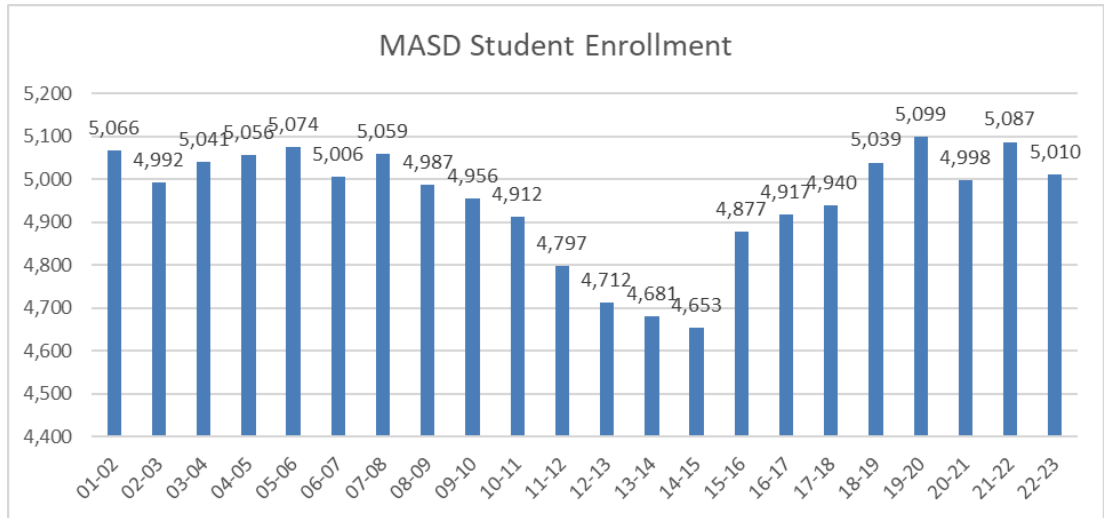


# Community Focus Group Questions

Park View Middle School

April 12, 2023

1. What is the fluctuation year-to-year on the student population?

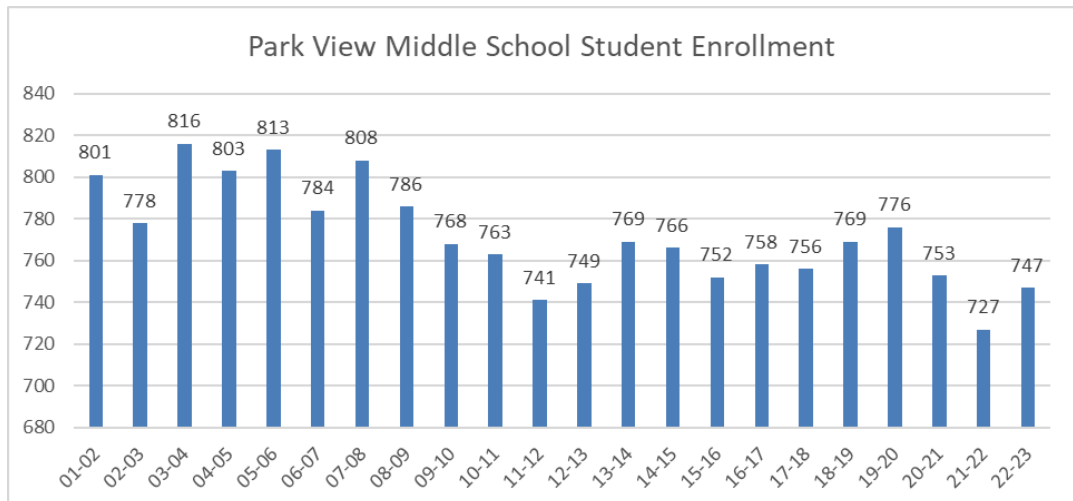


a.

2. It was once said that for every three new houses in a community, there would be one new student added to the district. Is this still true?

- Per our long-range enrollment and growth projection study, newer home permits generate 0.85 MASD students per permit.
- Three new home permits would generate an expected value of:  $3 * 0.85 = 2.55$  students.

3. What is the enrollment at the middle school?



a.

4. What is the cost to build an elementary school?
  - a. The cost to build an elementary school depends on the size and square footage of the proposed school. Generally speaking, a new average-size elementary school would cost approximately \$40-\$60 million depending on the size and projected for inflation. The further out into the future the project is undertaken, the more the cost would increase.
5. If a renovated middle school costs \$84 million and a new elementary costs \$60 million, is a new elementary a better option?

Perhaps, but two considerations should be made.

  - a. First consideration: The MASD currently has eight school buildings. Building a ninth building would require fixed cost investments for a principal, office staff, custodians, and additional teachers....all of which would have to come from an already tight operation budget.
  - b. Second consideration: Building a new elementary building does not allow for 6th graders to move out of elementary schools. Per comments from Director of Student Learning Stephanie Blue, 6th grade students can academically gain from moving into a 6th, 7th, 8th grade configuration by gaining exposure to courses such as foreign language, career and technical education courses, higher level math courses, and other extracurricular and co-curricular activities.
6. Did the district figure in different interest rates when looking at the amount of money that could be borrowed?
  - a. The district studied future borrowing rates and used 5.25% and 5.50% within their calculations.
7. Would busing be an issue if more students went to middle school?
  - a. Per our partners at Dousman Transport, we would be able to accommodate 6th graders on existing bus routes that currently pick up PVMS and MHS students.
8. If building a new middle school, would we keep or sell Park View Middle School?

Both options are available.

  - a. The estimated cost to demolish and provide anticipated environmental cleanup at PVMS would be approximately \$976,000.
  - b. The estimated return on selling 12 acres from the current PVMS site would generate between \$3 million and \$5 million based on market conditions.

9. Would a new middle school have to be built in the Village of Mukwonago in order to obtain sewer and water services?
  - a. Sewer and water are preferred options if building new; however, the district could build a new middle school and run on a septic tank and well system for water needs.
10. Could the foundation at Park View handle having a second floor built off the first floor?
  - a. No. It is not feasible to build a second floor on top of the existing building at Park View Middle School.
11. Would 6th grade function as an elementary school when added to the middle school or would it then operate like the middle school?
  - a. Academically speaking, it would function more like a middle school. Organizationally, the building would be designed, whether through a renovation or new construction, to have the 6th graders housed in their own area of the building.
12. Would 6th grade teachers currently in the elementary school move to the middle school?
  - a. Superintendent McNulty advised that the district would do everything it could to keep all 6th grade teachers if such a grade configuration change were to occur. However, this would be dependent on each teacher's certification and licensure to teach in a middle school setting.
13. Does the rendering of the new concept show a space to allow for large groups/all school functions?
  - a. The space made available within the new gymnasium would allow for all school functions. See this [link](#) for a preliminary concept for renovating and expanding Park View Middle School.
14. What is the time frame to build for a renovation of Park View?
  - a. Construction for an addition/renovation project would take 18 to 24 months. Two summers would be required to complete the work. A brand-new building would take 14 to 18 months.
15. What is the concept of the capacity in knowing how long the proposed change would last? This was referring to population growth to the additional size. A comment was made by someone to have it last past 2035.
  - a. Population consultants have difficulty projecting past 10 years as shifts in housing trends, family sizes, demographics, economic factors, etc., change when looking past 10 years. The 1,200 student middle school solution will have additional capacity above what is expected in 2035 to account for greater than expected growth. Our current count of 6th, 7th, 8th grade combined is approximately 1,100 students.

16. Would an increase at Park View for \$84 million give us enough room for future growth?
- The goal of a renovation or new building would be to comfortably accommodate 400 students at each grade level, thus providing enough room now and into the future for 6th, 7th, and 8th graders in one building.
17. Do the new school prices include the cost to purchase land?
- Yes. The \$111 million budget for a new middle school includes the cost for purchasing land.
18. Does the \$111 million take into account selling the current Park View building and land?
- No. See the answers provided above in #8.
19. Is it correct that if we renovate Park View, it would be approximately 287,000 square feet, and a new building would be 50,000 less square feet to educate the same number of students?
- Yes. A new building would allow for a more efficient design, therefore requiring less square footage overall. When renovating, we would be forced to work around the existing design, which creates challenges.

### **Breakout Questions/Comments from Table Collaboration Sheets**

#### **Question 1: What questions/comments do you have regarding the long-range planning process?**

20. What is the cost comparison to expand elementary schools?

School	All-In Options	Reduced Scope	Limited Modifications
Big Bend	\$17.2M to \$20.9M	\$4.7M	\$680,000
Clarendon	\$8.1M to \$15.9M	\$3.2M	\$1,480,000
Eagleville	\$4.1M	\$1.1M	\$400,000
Prairie View	\$18.1M	\$3.7M	\$782,500
Rolling Hills	\$19.8M	\$3.5M	\$807,000
Section	\$19.8M	\$2.5M	\$825,500
Total	\$79.2M to \$90.7M	\$18.7M	\$4,975,000

21. Has the district considered turning an existing elementary building into a school for 4th, 5th, and 6th grade?
- The district considered a solution to create a 5th-6th grade intermediate school. This concept would create another transition for MASD students. School districts attempt to limit the transitions of students because of decreased academic performance and increased behavioral issues when students change buildings/environments.
22. Has the district considered an all-kindergarten building?
- Yes. Due to covering 90 square miles, such a building would require a third tier of transportation beyond the current two-tier system. Currently, students who attend PVMS and MHS begin to get picked up at 6:25 a.m. Once this route is completed, elementary students begin to get picked up. An all-kindergarten building would require a third tier to pick up and drop off students, some of which may be on the bus in excess of 45 minutes each way. The district spends \$3.2 million on transportation costs each year. A third tier would push this cost higher. While a building could be built via referendum, it would require the district to reduce costs in some areas in order to increase a larger transportation expenditure. If the district kept a two-tier transportation system in place while creating a new kindergarten building, it would require non-kindergarten students to get dropped off at existing elementary schools first, then kindergarten students would be dropped off second at the all-kindergarten building. The ride times wouldn't be feasible, especially for 5- and 6-year-old students.
23. What percentage of kindergarteners take the bus vs. being driven by parents?
- This information is not known.
24. Has the district considered the historical connection of PVMS to the community?
- Yes. One purpose of gathering community input is to hear about issues and concerns, such as historical connections of a school building to a community.

#### General Comments from Breakout Session #1

- The size/area of the district presents busing complications that prohibit a lot of potential solutions – this should be communicated/explained clearly.
- Great idea to add 4K into elementaries.

#### **Question 2: What questions/comments do you have regarding the long-range population study?**

25. Is the last three years really accurate due to the pandemic?
- During the pandemic year of 2020-21, the district lost approximately 138 resident students. The exact reasons for this decrease are unknown;

however, it is reasonable to assume the drop in resident student enrollment was at least partially due to the pandemic.

26. Will the kids who left to be homeschooled as elementary students come back to PVMS?

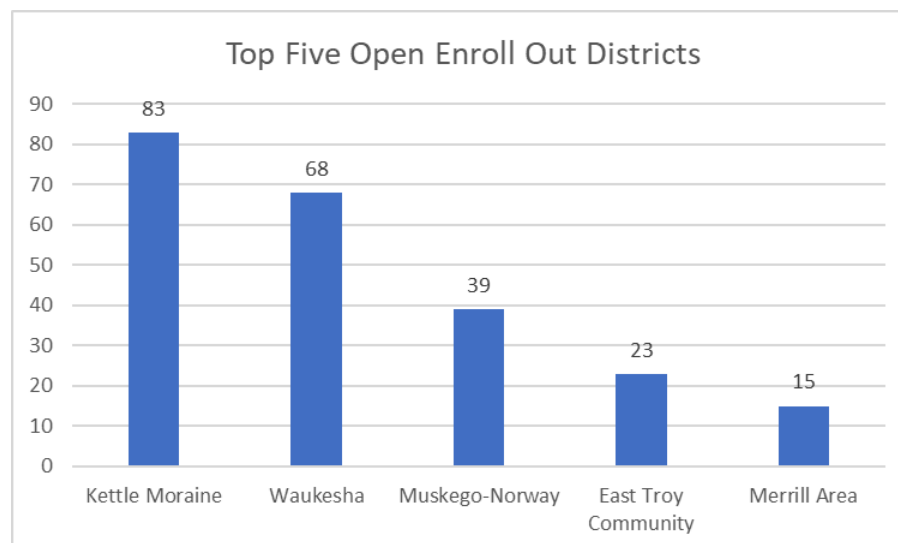
- a. Homeschool enrollments in the MASD were 148 in 2019-20 (pre-pandemic). The following year, these numbers climbed to 189. The reasons for homeschooling vary and are made by each individual household. Homeschool enrollment numbers have remained above pre-pandemic levels.

27. What is the status of the Palmyra-Eagle School District? If it improves its facilities, would this impact open enrollment?

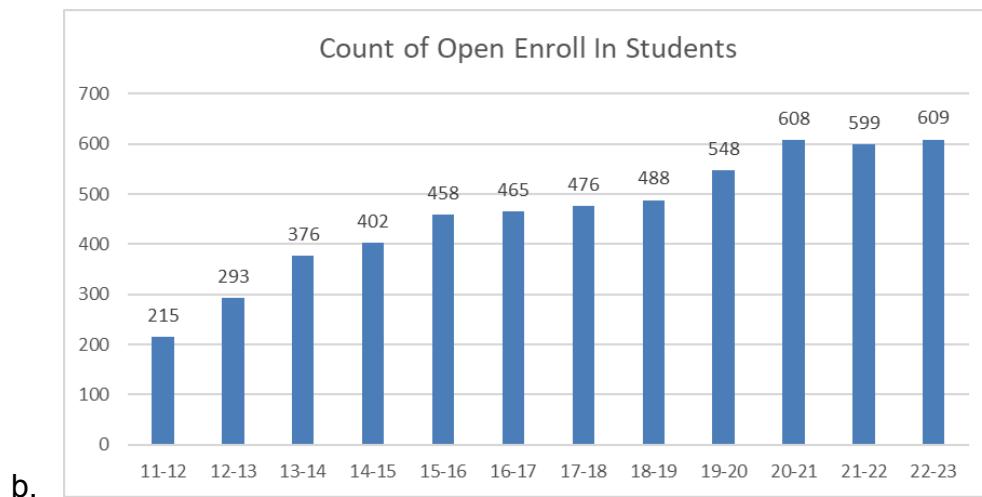
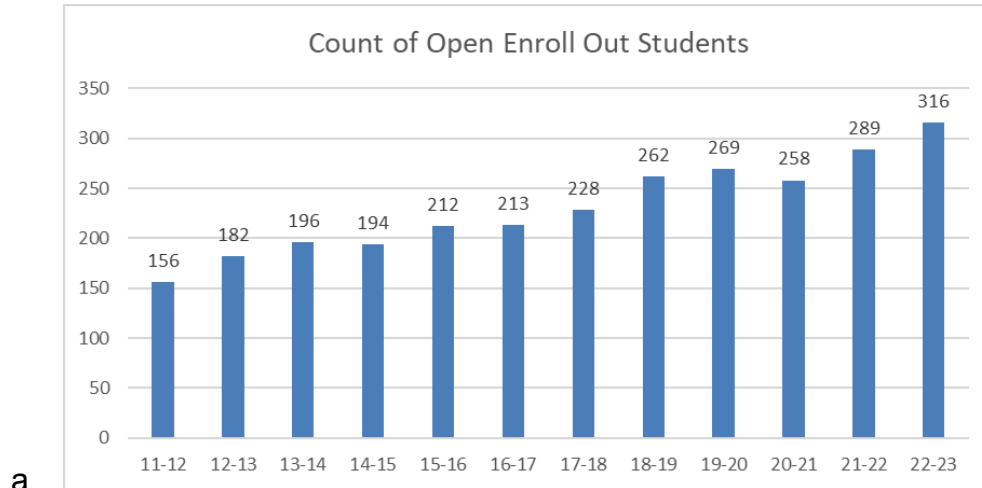
- a. The MASD is not aware of any information that would suggest this is an area of concern at this time.

28. Have we ever surveyed families that open enroll out of MASD to see why they leave?

- a. We have not yet surveyed families who open enroll out, but we are making plans to do so in the near future. Below is a summary of the top five districts that MASD resident students attend via open enrollment. The Merrill Area School District offers a virtual school. Given the distance between our communities, it is safe to assume that our resident students are using their virtual option. The same is true for a number of students who attend Waukesha's e-Achieve program. Given our own experience with students who attend MASD schools, but live in other communities, geography is often an underlying factor. Many resident students who open enroll out to Kettle Moraine live north of North Prairie and have a greater connection to the Wales and Delafield areas (shopping, restaurants, entertainment) than Mukwonago. Many live closer to schools in the Kettle Moraine School District than ours.



29. How many students open enroll in and out of the MASD?



30. What impact could St. James reopening have on the population study?

- a. The reopening of St. James may slightly reduce the number of resident students enrolled in MASD. To what extent is unknown.

#### Other General Comments

- Would like to see/hear more on bringing in and maintaining teachers/salaries.
- Redistricting seems inevitable and necessary.

**Question 3: What questions/comments do you have regarding the district finances?**

31. What would the district do with proceeds from the sale of PVMS?

- a. The proceeds could be used in a number of ways. If the district sold PVMS, the proceeds could be used to offset the cost of building a new middle school. The proceeds could be added to fund balance for other building needs identified in the district's long-term maintenance plans. The district could also choose to keep the property as an asset and to sell it at a future date once the School Board is comfortable doing so. Per state law, the electors of a community always have a say in the sale or purchase of land on the district's behalf.
32. If needs exceed \$84 million, how will it affect taxes? \$111 million?
- a. This information will be presented at Meeting #3. Once the project begins to exceed approximately \$80 million, then the overall tax levy would begin to increase beyond current levels.
33. If we didn't have open enrollment, would we not be nearing capacity?
- a. The district does not make long-term decisions to accommodate open enrolled students as the first priority. The first priority always has been and always will be to accommodate resident students. However, if there is room in certain grade levels at certain schools, and there are students from other districts who are applying to that grade level and school, then those students are accepted as open enrolled students. In the 2022-23 school year, each additional open enrolled student provides an additional \$8,200 without increasing fixed costs represented by teaching staff, administration, utilities, etc.
34. How does teacher compensation and high school graduation rate compare to other Waukesha County schools when you consider our per pupil rate?
- a. We will provide this information as soon as we can.
35. What effect do the kids who open enroll out of MASD have on the financial picture?
- a. The MASD has a net-positive financial outcome with open enrollment. As a revenue source, the district brings in approximately \$5 million in revenues via open enrollment. As an expenditure for students who open enroll out to other districts, the MASD pays approximately \$2.8 million. The net result is a positive \$2.2 revenue source. As a low revenue school district, this additional funding is critical.

## **BREAKOUT SESSION #2**

### **Question 1: What questions/comments do you have regarding the current challenges at Park View Middle School?**

36. How many other districts have chillers? What is the HVAC cost difference for a regular system vs. chiller?
- a. This depends on the age of a particular school building. This isn't necessarily a district-by-district consideration, but more of a building-by-building consideration.



37. How does learning continue with construction?

- a. In the event of renovating/expanding Park View Middle School, certain projects would be targeted for summer months when no students are in the building. Student learning environments are always kept in mind. The district was able to handle this situation when the project at Mukwonago High School took place in 2016.

38. What would parking be like with the renovated middle school?

- a. Due to adding more students to the building, we expect additional parking needs for staff and school events. Additional parking stalls are planned as part of the project. Additionally, a service drive is planned that would accommodate more parent traffic without creating additional backups that spill out onto County Road NN and Hwy 83. See this [link](#).

#### Other General Comments

- Please consider a safe space for students in the event of a natural disaster.
- Gymnasium is inadequate for athletic events or other activities.

#### **Question 2: What questions/comments do you have regarding creating a 6th-8th grade middle school?**

39. What would be the purpose of keeping 6th graders separate vs. full integration?

- a. This step would be taken to keep similarly aged students in select parts of the building. This is a common practice in many 6th-8th buildings. The design allows for flexibility that if the separation is not needed at some point in the future, the students could be reconfigured.

40. What happens with 5th grade accelerated math students?

- a. The district will have to decide if 5th graders would attend the middle school during the first period, or, if we would provide math support within the elementary buildings. This is to be determined.

41. Why can't a foreign language teacher travel from each elementary school to expose 6th graders to world language now?

- a. While this could be a consideration to act upon, it wouldn't provide for an adequate amount of time needed to absorb subject matter in a foreign language class. A traveling teacher would spend a considerable amount of time traveling rather than teaching students directly.

#### Other General Comments

- Love the idea of offering electives to 6th graders.
- Prefer 6th graders to be out of the elementary schools.
- This configuration makes sense curriculum-wise.
- Consider input from 6th grade teachers as soon as possible regarding the move

to middle school / what that model will look like.

**Question 3: What questions/comments do you have regarding the proposed concepts?**

42. What are the operational costs of renovations vs. a new building?
  - a. Current energy codes are more restrictive than when Park View was originally built. When comparing an existing building to a new facility, we can typically operate the new building at the same cost as the existing while providing the code required ventilation rates and also full-building air conditioning. While the new building systems are more efficient, they are asked to do more to provide a healthy environment for the staff and students.
43. What is the long-term usability of a renovated building? Is it just a band-aid fix?
  - a. We would expect the renovated building solution to be a 30+ year solution for MASD. This is often a difficult question to answer because we can't predict what schools will look like in the future. Structurally, the building is sound and with improvements to the other building systems, the building can continue to serve MASD.
44. What is the life expectancy for new build vs. renovation/addition?
  - a. We would expect the new building to be a 50+ year solution vs. a 30+ year solution for a renovation/addition project.
45. Can we see a traffic pattern for a new building?
  - a. The design for a new building will be dependent on the site that is selected. A traffic impact analysis consultant will be used for the project if we stay at the current site or if we move to an alternate site.
46. Can we see a 3D model of renovation?
  - a. If the community passes a referendum for a project, there will be a 10-12 month design process that follows. Three dimensional representations of the preliminary renovation project plans have not been developed at this stage in the process.
47. Where is 30 acres available – where would this building be located? How much is this land worth? There is a need for it to be close to existing PVMS.
  - a. Our search for available parcels of land that could accommodate the needs of middle school have kept us in the vicinity of Park View Middle School and Mukwonago High School. This is due to a variety of factors, most notably the need to continue with our two-tier transportation model that calls for picking up middle school and high school students at the same time.
48. Could a new building be built on the existing site? Could a new middle school be built on land between PVMS and the District Office?
  - a. Yes.

49. What other resources are stretched by building a distance from the high school?
- Most notably, transportation resources would be stretched. Also, for a small number of staff who teach in both PVMS and MHS, the time spent traveling to and from would need to be considered.
50. Would the renovated building be as energy efficient as a new building?
- See answer for #42 above. The renovated building would be slightly less energy efficient than a new building. Items like wall insulation would not be as good as an existing building.
51. What is the cost difference in maintenance expenses in a renovated building vs. a new building?
- Long term maintenance expenses would be higher for the renovated building due to the larger building size. Otherwise, the renovated building would have many of the same new finishes and building system upgrades as a new building. Park View has approximately \$7.2 million worth of maintenance expenses in the district's 10-year capital plan.
52. If a remodel takes two years, what are the plans for addressing Clarendon's immediate needs?
- To be determined, based on the size of the project that the community is willing to support. If MASD prioritizes a renovation versus a new building for the 6th-8th middle school solution, then in theory, more work could be completed at the elementary buildings. For immediate relief, redistricting elementary school attendance boundaries would have to be considered.
53. Moving 6th grade to middle school is a priority. When will this be done?
- Project timing will be addressed at meetings #3 & #4.

#### Other General Comments

- Consider input from teachers and policing bodies.
- Love the idea of a new track/football field.
- Consider two turf and two rubber courts at middle school.
- This does not address the need for additional turf fields or the SOAR program – SOAR should be in another building.
- A remodel of current space is not adequate.
- Identify security concerns as soon as possible.
- The remodel of the current building does not provide an increase to hallway space or collaborative spaces needed for middle school learning.
- Adding additional gym space in the renovation option will help groups raise money for their programs.