

Prescott School Facilities Planning Update Summary

Core Beliefs and Key Considerations for Study

The facility study is guided by several core beliefs: prioritizing education before savings if at all possible, and balancing educational success with long-term fiscal responsibility. A crucial belief is that maximum capacity is not the best learning environment for students. Furthermore, teachers and specialists require educationally appropriate spaces, and the use of carts and closets should be avoided at all costs.

Key questions driving the study include:

- Where is the balance between being financially appropriate and educationally advantageous?
- What is the potential sale price of PIS?
- What is the future population for the next 5, 10, and 15 years?
- Should 4th and 5th Grade be kept together to maintain an elementary model?
- Where should the maintenance department and senior gathering space be located? (Note: the district office solution is easier due to not needing delivery/storage).
- What are the staffing and building use implications of various changes?

Intermediate School Potential Sale Value and Operational Costs

PIS Value

Telus Property Service and Solution provided a Broker Opinion of Value for the Intermediate School. The PIS property has a Total Buildable Area (RBA) of approximately 70,000 square feet and a Total Acreage of 2.1 acres.

- Recommended Sale Price: The broker opinion suggests a sale price in the range of \$3 million.
- Redevelopment Opportunity: The location is highly attractive to mixed-use developers.

Redevelopment could potentially be multi-tenant residential or mixed use, but this would likely require rezoning, and the current structure and layout present challenges.

Operational Costs and Potential Savings for PIS: The 2024-25 Utilities for PIS totaled \$61,639 (Electric: \$40,904; Gas: \$15,364; Water: \$5,371).

Category	Savings if Kept as Office Space	Savings if Sold Outright
Utilities	\$5,000 to \$6,000	\$63,000
Cleaning Contract	\$55,000	\$55,000
Custodial	Daytime staff relocated; Nighttime offices/North West Journey	One part-time night employee

Food Service	\$48,000 (delivery fees, staffing, product)	\$48,000
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A key financial note is that selling PIS would result in the loss of Northwest Journey Rent, estimated between \$24,000 and 48,000. Significant repairs of \$700,000 plus needed in next five years.

Prescott Current Capacity Levels

- Malone (Added 3rd Grade in 2021):
 - Ideal Capacity: 345 students, equating to 65 to 75 students per grade or 23 kids/class. This level allows for 3.5 classrooms for Special Education and 1 Interventionist.
- Middle School (PMS):
 - Max Capacity: 568 students (with class size of 29).
 - Ideally: 440 students (with 25 students per class and no one on carts).
- High School (PHS):
 - Max Capacity: 750.
 - Ideal Capacity: 632 students (with an average of 25 students per class, recognizing variations such as more in music and less in tech ed).

Facility Reorganization Plans

Plan A: 4th Grade to Malone, 5th Grade to Middle School

- Plan: The Middle School (PMS) would likely run grades 5/6 and 7/8 as separate groups as much as possible.
- Pros: Allows Malone to keep 4k as is.
- Cons: PMS operates at near maximum capacity with four grades. Elementary gym/cafeteria timing would be a challenge, though solvable. Essentially eliminates Cardinal Time (Intervention for grades 4 and 5).
- Concerns: Social impact of 5th graders interacting with 8th graders. Requires converting the Library into a cafeteria or doubling up 3rd and 4th grade physical education. Maintenance likely cannot be kept at PMS.

Plan B: 4th and 5th Grade to PMS

- Plan: Moves both 4th and 5th grades to PMS.
- Pros: 4th and 5th Grade students stay together.
- Cons: PMS operates at absolute Max capacity. There would be no Cardinal time. All electives would be on carts, and special education would be confined to a very small space. Maintenance must be moved.
- Recommendation: This is noted as the least favorite option explored, and the presenters stated they do not recommend it, although they wanted to inform the board.

Plan C: Move Grades to 3 Different Buildings

- Plan: Move 4th and 5th grade students to the upper floor of PMS, and incorporate 8th grade students into the High School (PHS) schedule.
- Pros: Better utilizes PHS, the newest building in the portfolio. Allows 8th graders to take more elective courses. Keeps 4th and 5th graders together, likely within an elementary model.
- Cons: Four grades at PMS places it near capacity. Puts stress on PMS elective courses and intervention time. Maintenance would likely need to move.
- Concerns: Social impact of 8th graders being housed in the same building as 12th graders.

Plan D: 4th to Malone, 5th to PMS, 8th to PHS

- Plan: This plan aims to provide the best use of all three building spaces by putting 4th grade in Malone, 5th grade in the Middle School, and 8th grade in the High School.
- Pros: Each building has room to grow if the population increases. Provides High School options for 8th Grade students. Allows the district to keep HS staffing levels even as High School numbers decrease. Maintenance can stay in PMS. Offers flexibility for district staff.
- Cons: Has the most impact on custodial staff moving to different buildings. The 5th Grade must eat alone due to DPI service size requirements.
- Concerns: Involves lots of movement all at once, but the benefit is getting it all in place simultaneously. Social impact of 8th grade in a building with 12th grade is a consideration.

Plan E: Remain as is for 1 to 3+ years

- Plan: Given that the district is the strongest academic school in the Middle Border Conference, the plan is to remain in the current configuration for 1 to 3 years.
- Pros: Current systems are working. Requires the littlest change to staff.
- Cons: No savings result from changing the use of PIS. Significant maintenance is still required on PIS, including a roof cost of \$550,000 in next 5 years and \$175,000 airhandler in the next year or two.

Next Steps

The board needs to decide which options it wants to explore on December 10th. Future steps include:

1. Admin will bring maps showing projected room assignments.
2. Food service and building and grounds staff will bring specific numbers.
3. Grades and students per building will be calculated for each scenario.
4. Confirmation of future populations projections using data from the Applied Population Lab - UW Madison.
5. Determining how to incorporate community opinion, potentially by inviting citizens to the December 10th work session to speak when called upon, or polling through Infinite Campus.
6. Addressing gym space.
7. Addressing relocation of the district office and the Gathering Space.