



JOINT ASSEMBLY/JSD FACILITIES COMMITTEE AGENDA

May 25, 2023 at 12:00 PM

Assembly Chambers/Zoom Webinar

Zoom Link: <https://juneau.zoom.us/j/81449931245> or 1-253-215-8782 Webinar ID: 814 4993 1245

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

N/A

F. ITEMS FOR ACTION

1. Summary of April 17, 2023 meeting

a. Revisit 2023 Goals for Joint Assembly/School Facilities Committee

G. INFORMATIONAL ITEMS

2. State funding loss due to school consolidation

3. Discuss criteria and variables that would go into matrix to evaluate school consolidation

4. Review 6-year CIP: Do we need a high-level condition assessment of facilities?

H. PUBLIC PARTICIPATION

(Not to exceed a total of 10 minutes, nor more than 2 minutes for any individual)

I. FUTURE MEETINGS

a. Future meeting topics:

b. Future meeting date:

J. ADJOURNMENT

ADA accommodations available upon request: Please contact the Clerk's office 36 hours prior to any meeting so arrangements can be made for closed captioning or sign language interpreter services depending on the meeting format. The Clerk's office telephone number is 586-5278, TDD 586-5351, e-mail: city.clerk@juneau.org.



MEMORANDUM

DATE: May 19, 2023

TO: Chair Hale and Joint Assembly/School Facilities Committee

FROM: Katie Koester, Engineering & Public Works Director

SUBJECT: Revisited: 2023 Goals & Committee Work for Joint Assembly/School Facilities Committee

The purpose of this memo is to revisit the goals for the Joint Assembly/School Facilities Committee for 2023. These goals were presented at the April 17th meeting.

2023 Goals & Committee Work

- Review Charter and come to consensus on the committee’s charge as it relates to capital funding and facility maintenance. ✓
- Forward a strategy for addressing declining enrollment to the Assembly and School Board.
 - Determine the potential of repurposing space to address childcare needs in the community.
 - Provide Assembly and School Board a matrix to aid in understanding the capital improvement needs of facilities and ramifications of closure for schools
- Forward a prioritized plan for facilities major maintenance to the full Assembly so CBJ is making the most strategic investments.
- Establish a frame work for future Joint Assembly/School Facilities Committee meetings

Recommendation: Review, discuss and approve 2023 Goals & Committee work.

MEMORANDUM



DATE: March 1, 2023
TO: Assembly Finance Committee
FROM: Jeff Rogers, Finance Director

155 Municipal Way
Juneau, AK 99801
Phone: (907) 586-5215
Fax: (907) 586-0358

SUBJECT: Calculation of State Funding Loss Due to School Consolidation

The Finance Department has received several requests for assistance in understanding the Alaska School Foundation Formula, specifically as it relates to the fiscal impact of school consolidation. No doubt, the foundation formula is complex. I have attached a 7-page document from the Alaska Department of Education and Early Development that thoroughly describes the application of the formula. While it is difficult to summarize such a complex formula, it generally goes like this:

- Step 1. Adjust: Average Daily Membership (ADM) for School Size
 - Step 2. Apply: District Cost Factor
 - Step 3. Apply: Special Needs Factor
 - Step 4. Apply: Vocational & Technical Funding
 - Step 5. Add: Intensive Services Count
 - Step 6. Add: Correspondence Student Counts
- equals* District Adjusted (ADM)
times Base Student Allocation (\$5,930)
equals Basic Need
minus Required Local Contribution (Property Value x 2.65 mills)
equals State Funding Amount

The adjustment for school size effectively provides more state funding for smaller schools. Hence, when schools are consolidated, total state funding decreases. The attached results of our modeling describe the loss of state funding that would result from consolidation:

High School Consolidation	(\$925,911)	
Middle School Consolidation	(\$700,498)	
Elementary School Consolidation	(\$519,918)	<i>only one elementary school consolidated into the others</i>

Notably, the required local contribution and the maximum allowable local contribution are determined by CBJ’s assessed value, not the foundation formula’s calculation of basic need, so local funding would remain unaffected by school consolidation.

The foundation formula does provide a four-year step-down when state funding is lost due to school consolidation. For the first two years after consolidation, funding remains at 100% of pre-consolidation. In the third year, funding is 66% offset. In the fourth year, funding is 33% offset. In the fifth year after consolidation, the loss of state funding becomes fully realized.

This memo and the model results in no way recommends for or against school consolidation. It is merely responsive to the question of how much state funding would be lost in the event of school consolidation. Obviously, policy makers would need to review and evaluate the cost savings of school consolidation in comparison to the state funding lost.

I remain eager to work with school district staff to refine and improve the calculation model as an analytical and strategic planning tool.



May 25, 2023

TO: Members of the Joint School District and Assembly Facilities Committee

FROM: Cassee Olin, Director of Administrative Services

RE: Information on School Funding Formula with regards to School Consolidation

The following information is to provide some additional context to the school foundation formula with regards to school consolidation. This is additional information for Jeff Roger's memo presented to the Assembly Finance Committee on March 1, 2023.

As Jeff stated the school foundation formula is very complex and dynamic based upon enrollment. The foundation formula does favor smaller schools and therefore the school district will lose funding for consolidating schools. There is a provision in the school foundation for school consolidation that helps support school districts with consolidating. This is the four-year step-down approach that Mr. Rogers mentioned in his memo. The important part to remember is the provision is for all schools that are effective by the school consolidation.

One other critical piece of information that should be addressed is the state statute 14.17.410 (b) (H-M). It states that a district may not: offset the decrease of a new facility being constructed, reopen the school being consolidated until seven or more years have pass and provide evidence schools are over capacity; or reopen and reconsolidate more than once every seven years. With the information provided from the statute it is imperative that this committee thinks about the seven years information.



MEMORANDUM

DATE: May 19, 2023
TO: Chair Hale and Joint Assembly Scholl District Facilities Committee
FROM: Katie Koester, Engineering & Public Works Director
SUBJECT: Draft Matrix Variables

This memo has been drafted in consultation with the Juneau School District to help the committee establish a matrix that can inform decision making on the consolidation of schools. It is important to do this work now to signal to the community changes may be coming; putting off decisions means less time for preparation and communication. Establishing a matrix with different variables that can be used to analyze when and how the governing bodies consider consolidation is a first step; a successful strategy will involve a consolidation plan, consideration of local culture, community dialogue and open communication. We want to avoid yanking kids around as much as possible; changing schools and uncertainty about the future can be very traumatic for young people and we need to approach the conversation thoughtfully with ample time for planning and dialogue. Potential variables for a matrix are listed below. This list will evolve over time and the committee should not hesitate to add to it.

Quantitative

Enrollment versus capacity (as a percentage).

This category reflects how many students are enrolled in the school versus the capacity according to the Uniform Building Code. (The Uniform Building Code was replaced by I-code in the 2000s. The committee could request an updated building code review by CDD/ Fire Marshal.)

Capital Cost of Renovations: What renovations/deferred maintenance does the facility need to continue operating for 10, 20 and 30 years.

Maintenance and Operations: What would the savings be in M&O by consolidating schools.

School size and impact on funding formula: The per student allocation from the state varies according to the size of the school, favoring smaller schools. The committee needs to understand the impact of consolidation on state funding.

Qualitative

Operational Use: Schools serve programmatic and educational needs. School buildings are used for designated needs including regular education classroom space, special education classroom use, related services (OT/PT, SLP, School Psychologist) needs, small group instruction, etc. Some of these uses are determined by the Pupil Teacher Ratio set by the Board of Education each year, others are determined on the number of students identified with special needs and the federal regulations associated, and others are set by which special programs are housed at individual school sites. The use analysis for school buildings would need to be done by room rather than an overall square footage and enrollment count to determine available space.

Impact to the Neighborhood: School facilities are often used outside the school day and are key gathering spaces for community functions. What impact would repurposing a facility have on those uses?

Cultural Impact: Often a school has a strong identity and sense of place; students, faculty, teachers and community members develop a culture rooted in the facility and what it represents. Any changes need to consider the cultural impact.

Opportunities

Alternative Facility Needs? Are there other demands for the facility that would be beneficial to the community (e.g. childcare, administrative space).

Can the building be repurposed? (and at what cost): A closure of a school can be an opportunity for other facility uses that could be beneficial to the community, requiring varying levels of capital investment. However, an empty facility has operational costs and liabilities that need to be considered.

Recommendation: Discuss variables and add or recommend changes. Direct staff to do additional research/follow up.



MEMORANDUM

DATE: May 19, 2023
TO: Chair Hale and Joint Assembly School District Facilities Committee
FROM: Katie Koester, Engineering & Public Works Director
SUBJECT: 6 -year CIP and facility condition assessment

An accurate understanding of the facility needs for the school district is necessary for the committee to make strategic decisions on investment and potential consolidation. The 6-year CIP attached reflects the School District's Capital needs for the near future. Keep in mind, this is exclusive of smaller projects that are funded through deferred maintenance and regular maintenance funded through the school district's operations budget.

The cost estimates and project scope of the 6-year CIP are developed in-house by staff. Engineering has a facilities condition assessment for Marie Drake from 1999 and Mendenhall River has one from 2013 that informs the project detail and cost estimates for renovations listed in the 6-year CIP. Nevertheless, the numbers are very rough and a more detailed assessment to identify needed improvements and more accurate cost estimates would be helpful. We have also successfully completed some of the projects on that list. With just under a million square feet of facility space, it would be prudent to select a prioritized list of facilities. Cost estimates for condition assessments range from \$1-\$11 a square foot. If the committee recommends proceeding with collecting this information, you could do this work in the Joint Committee or direct the School District Facilities Committee (a sub-committee of the School Board) to develop a recommendations on a facility list/level of detail for the assessment. The assessment would be funded through deferred maintenance, which is funded at \$1M in FY2024.

Recommendation: Discuss if committee wants to proceed with a facilities condition assessment and give direction on developing a scope of work for a request for proposals including a facilities list.

DEPARTMENT CAPITAL IMPROVEMENT PLAN 6 YEAR PRIORITIES

Department: Juneau School District

Date: 12/22/2022

Compiled by: Cassee Olin

Phone number: 907-523-1770

estimated project cost (nearest thousand dollars)

Project	Priority	FY24	FY25	FY26	FY27	FY28	Future
JSD Annual Deferred Maintenance	1	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
JDHS Boiler Room Renovation	2	\$1,750,000	\$0	-	-	-	-
JDHS and FDMS Partial Roof Replacements	3	-	\$2,100,000	-	-	-	-
MDAS Exterior Entry Improvements	4	-	-	\$1,000,000	-	-	-
MRCS Restroom renovation and Carpet replacement	5	-	-	-	\$1,750,000	-	-
KHE Gym Floor Replacement	6	-	-	-	-	\$1,500,000	-
MDAS Renovation	7	-	-	-	-	-	\$42,000,000
MRCS Renovation	8	-	-	-	-	-	\$25,000,000
DHMS Deferred Maintenance	9	-	-	-	-	-	\$23,500,000
JDHS Deferred Maintenance	10	-	-	-	-	-	\$19,000,000
Riverbend Deferred Maintenance	11	-	-	-	-	-	\$7,500,000
TMHS Deferred Maintenance	12	-	-	-	-	-	\$7,000,000
FDMS Deferred Maintenance	13	-	-	-	-	-	\$5,000,000
Glacier Valley Deferred Maintenance	14	-	-	-	-	-	\$4,000,000
Harborview Deferred Maintenance	15	-	-	-	-	-	\$3,000,000
JSD Maintenance Facility Deferred Maintenance	16	-	-	-	-	-	\$3,750,000
JSD Central Office (Old Dairy) Deferred Maintenance	17	-	-	-	-	-	\$2,500,000
Gastineau Deferred Maintenance	18	-	-	-	-	-	\$1,500,000
AB Deferred Maintenance	19	-	-	-	-	-	\$1,350,000

Totals: \$2,750,000 \$3,100,000 \$2,000,000 \$2,750,000 \$2,500,000 \$146,100,000