

# UNDERSTANDING THE FUTURE

Facility Task Force  
Report to School Board

January 7, 2025



- **Background**
- **Process**
- **Thank You**
- **What We Learned**
- **Projects & Priorities**
- **Recommendations**
- **Questions & Discussion**

# **AGENDA**

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# OUR TEAM

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## WE ARE THE COMMUNITY!

- We **live** here
- We **work** here
- We have **kids & grandkids** in our school
- We are **A-F** graduates
- We are **taxpayers**



# OUR TEAM

## Not Pictured

Ryan Moran  
Lara Ginter  
Aaron Bonnett  
Megan Steckelberg  
Jason Jackson  
Kim Cleland  
Anthony Dickson

## Row 1

Erin Klementson  
Kelsey Hall

## Row 2

Rich Wachholz  
Theresa David  
Audra Jackson

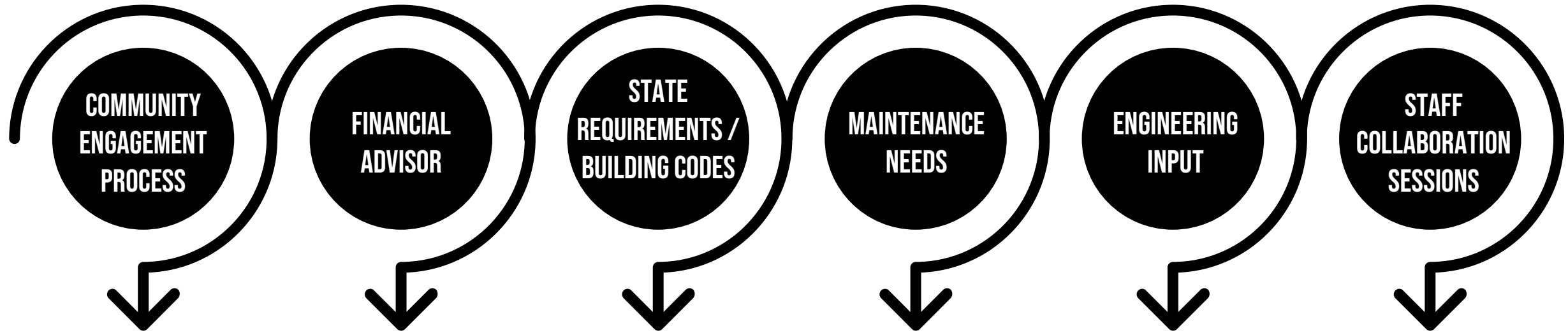
## Row 3

Kent Massen  
Deb Wachholz  
Evan Henthorne  
Kirk Fitpold



# PROCESS - WHAT THE BOARD CONSIDERS

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**ADAMS-FRIENDSHIP SCHOOL BOARD**

- Thank you, **Adams-Friendship School Board**, for seeking input from our community and assembling the Community Task Force.
- We appreciate the **transparency, openness, and depth of information** we had access to.

# THANK YOU

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We appreciate all the time and effort from the professionals that helped us learn and understand:

# THANK YOU

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- **Dr. Tom Wermuth** – Superintendent
- **Kevin Moore** – High School Principal
- **Chris Robinson** – Middle School Principal & Staff
- **Roxanne Irey** – Elementary School Principal
- **Sean Ringer** – Buildings & Grounds Director
- **Daniel Bock** – Maintenance
- **Debby Brunett** – Baird, Municipal Advisor



# OUR PURPOSE





# OUR GUIDELINES

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Answering three key questions:

Does the direction forward...

Make sense  
**for kids?**

Make sense  
**fiscally?**

Have  
**community  
support?**

# WHY ARE WE HERE?

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The School Board charged the Facility Task Force, a volunteer citizen-based group of district residents, which was open to *ALL*, to *serve in an advisory capacity to the administration and School Board*.

**To provide a recommendation to the board on the future of Adams-Friendship Area school facilities.**

# WHEN WE DID IT

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- November 14
- November 19
- November 20
- November 21
- December 4
- December 10
- December 16

***Over 17 hours  
invested through  
7 meetings***

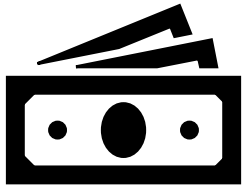


# WHAT WE DID

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Reviewed the facility requirements to support student needs and programming; purpose of education in Adams-Friendship and how schools have changed over the past thirty years.



Reviewed and understand the current District financial position as well as financing options available to support potential projects;



Explored future-ready learning, what it looks like and how our facilities can support teachers and students now, and in the future.



# WHAT WE DID

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Brainstormed, explored, evaluated, and refined potential long-term flexible and fiscally responsible solutions, including considering operational efficiencies;



Served as factual “key communicators” to the Adams-Friendship community throughout the process; and



Prepared and presented a report summarizing findings and advisory recommendation(s) to the School Board.

# WHAT WE LEARNED

## OUR WORK

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# HOW WE FEEL/WHAT WE THINK...

BRAG

WORRY

WONDER

BET

Brag  
teacher ratio = 1st name basis  
communication improved as tech has improved/apps  
maintenance of buildings area - top notch  
community support - referendum passed

Worry  
Running out funds  
management of fund  
recruitment of excellent  
are students prepared for

Brag  
- relatively small teacher to student ratio  
- variety of activities for a small school  
- Dual and advanced placement classes  
- we have a good relationship with Mid-State Tech School  
- Friendly

Worry  
- Student population  
- Staff retention  
- drug abuse  
- classes that we had that now missing  
- needs of staff / staff support / housing  
- jobs for graduates  
- Student participation

Wonder  
will get state funding figured out?  
will AFSD remain?

Bet  
Teacher will all

Wonder  
- Will we have sports?  
- Will we have extracurriculars?  
- What buildings will look

Bet  
- we are here

Br

lots of offerings for kids  
small town / connections  
everyone / low income support

• Support for creative teaching  
- positive impact on kids

Worry

• Pay / funding  
• operational referendum coming up  
• Middle School (structure)  
• Free lunch... going away even  
• community support / lack of trust in district  
• Busing / parking lots / dropping  
• AFE lunch room - shifts  
• housing / child care

Wonder

• state of MS building  
• extra curricular space  
• back to back referendum

Bet

Back to back referendums will have to happen

Brag

Great teachers - even w/ limited resources  
Caring admin.  
Close knit community  
Access to staff

Worry

Teacher retention  
Teachers w/ emergency lic.  
Falling behind w/ tech + trends  
Condition of middle school  
- access.

Wonder

- Class sizes declining  
- Learning gap due to limited resources  
- Retirement community buy-in  
- If people realize that

Bet

- If we don't invest in the school, we will lose students / parents + comm. members

# HOW WE FEEL/WHAT WE THINK...

## BRAG

- Great Teachers
- Teacher/Student Ratio
- Class Sizes

## WORRY

- Teacher Retention
- Student Enrollment
- Funding/Finances

## WONDER

- Funding Stability
- Sustainability
- Enrollment

## BET

- We are here in future
- If don't invest in schools, will lose students, families & community members



# **BUILDING TOURS / FEEDBACK**



# ELEMENTARY SCHOOL



## Meets Expectations:

- Generally meets expectations
- Building is in good shape and meets the needs of students
- Class sizes are appropriate
- The building could benefit from additional space.

## Challenges/Concerns:

- Space Limitations
- Inadequate Cafeteria Space
- Playground Equipment
- Parking/Traffic Issues

# MIDDLE SCHOOL



## Meets Expectations:

- Kids are still learning, regardless of the building's condition
- Making the best of the current conditions

## Challenges/Concerns:

- Physical Condition Issues
- Safety and Accessibility Concerns
- Functionality, Programmatic and Technology Issues
- Outdated & Poor Learning Environment
- Staff Retention Concerns



# HIGH SCHOOL



## Meets Expectations:

- The building generally meets expectations
- It's a well-kept and beautiful school
- The space is underutilized

## Challenges/Concerns:

- Underutilized Space
- Limited space for specific classes (CTE, trades, culinary, etc.)
- Limited space for more innovative educational programs.



# ADMINISTRATION BUILDING



## Meets Expectations:

- Space for meetings / professional development
- Space for district-wide storage and facilities & grounds
- Space for community support programs

## Challenges/Concerns:

- Underutilized Space
- Physical condition / maintenance issues (older section)
- Administrators not in a school environment.

# SCHOOL FINANCE



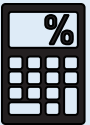
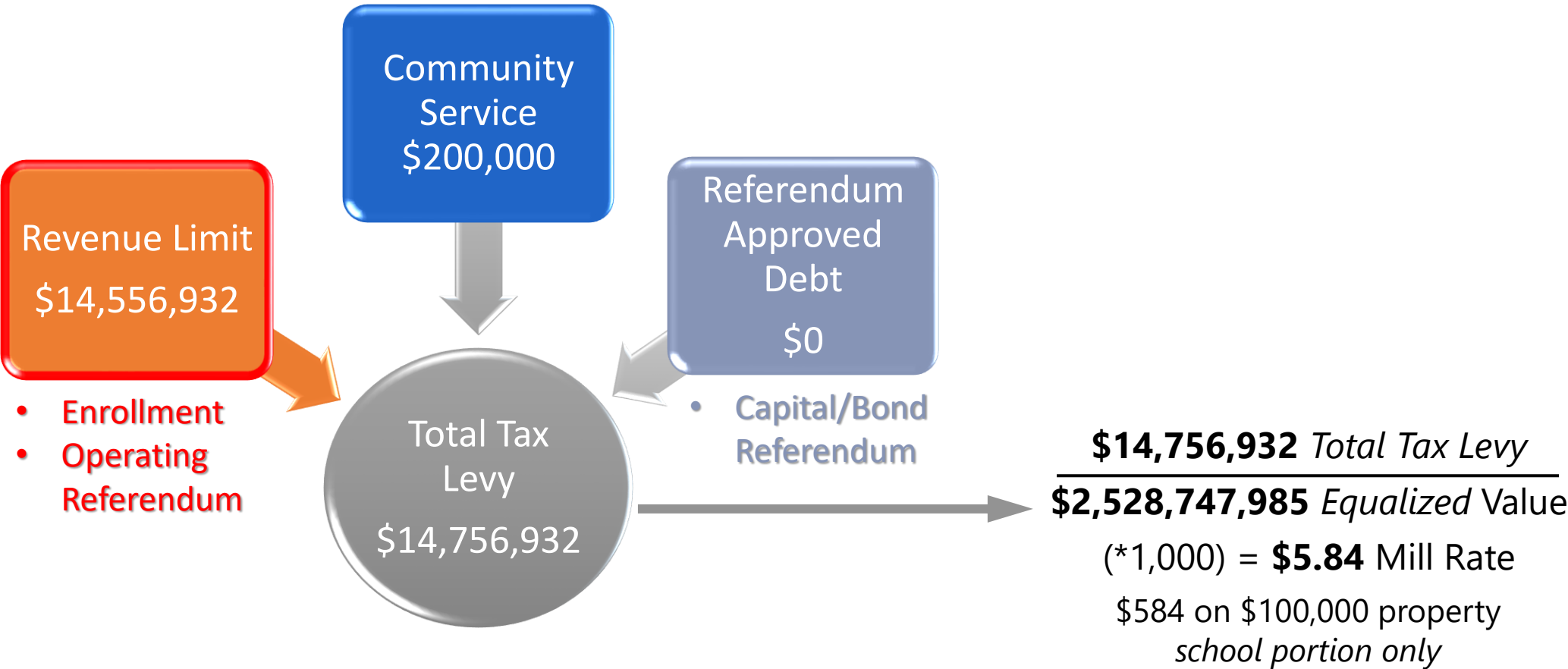
# WHAT WE LEARNED

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- Revenue Sources
- How enrollment effects funding
- Funding Sources –
  - Operating Referendum
  - Capital/Bond Referendum
- Mill Rates
- Tax Impacts

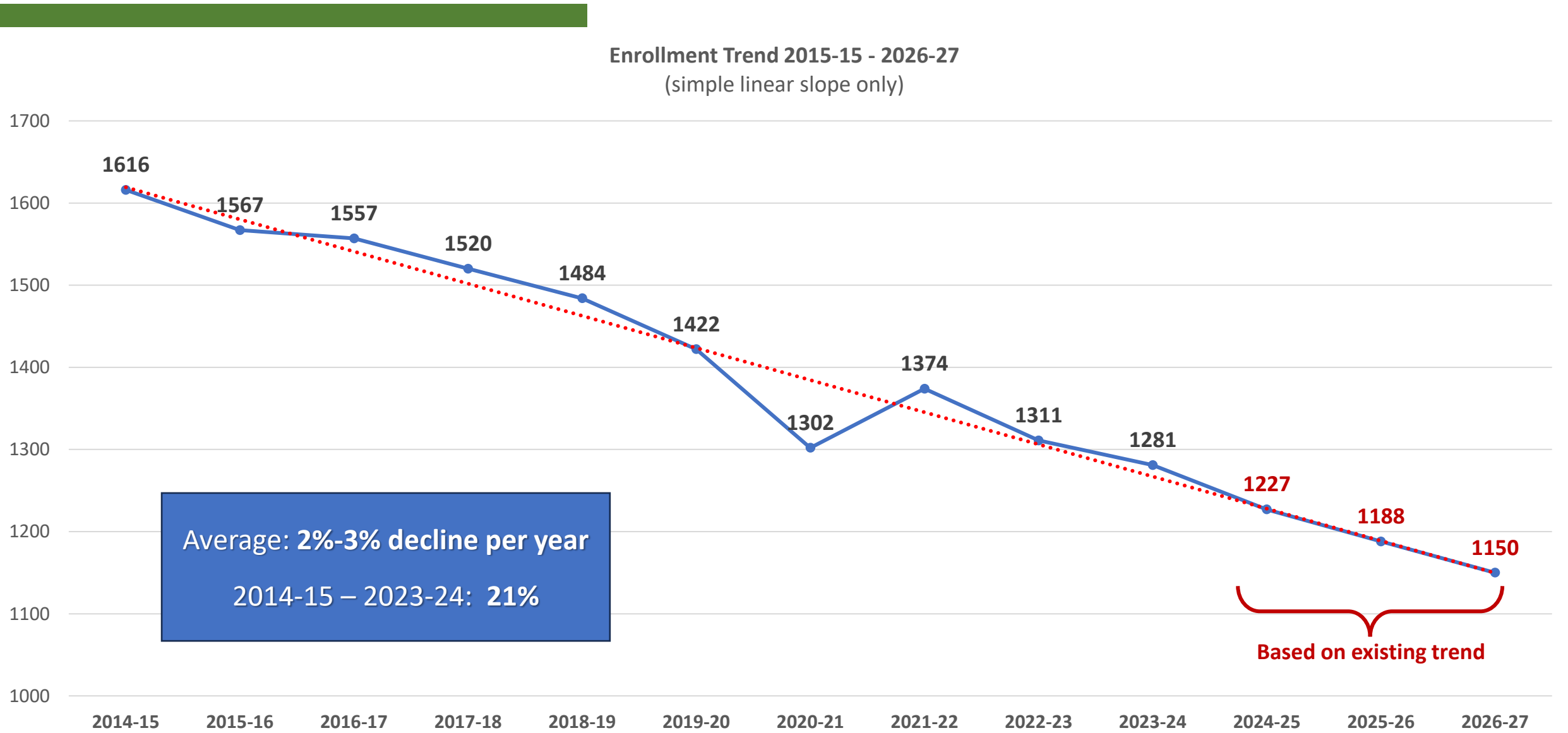
# 2024-25 School Tax Levy and Mill Rate



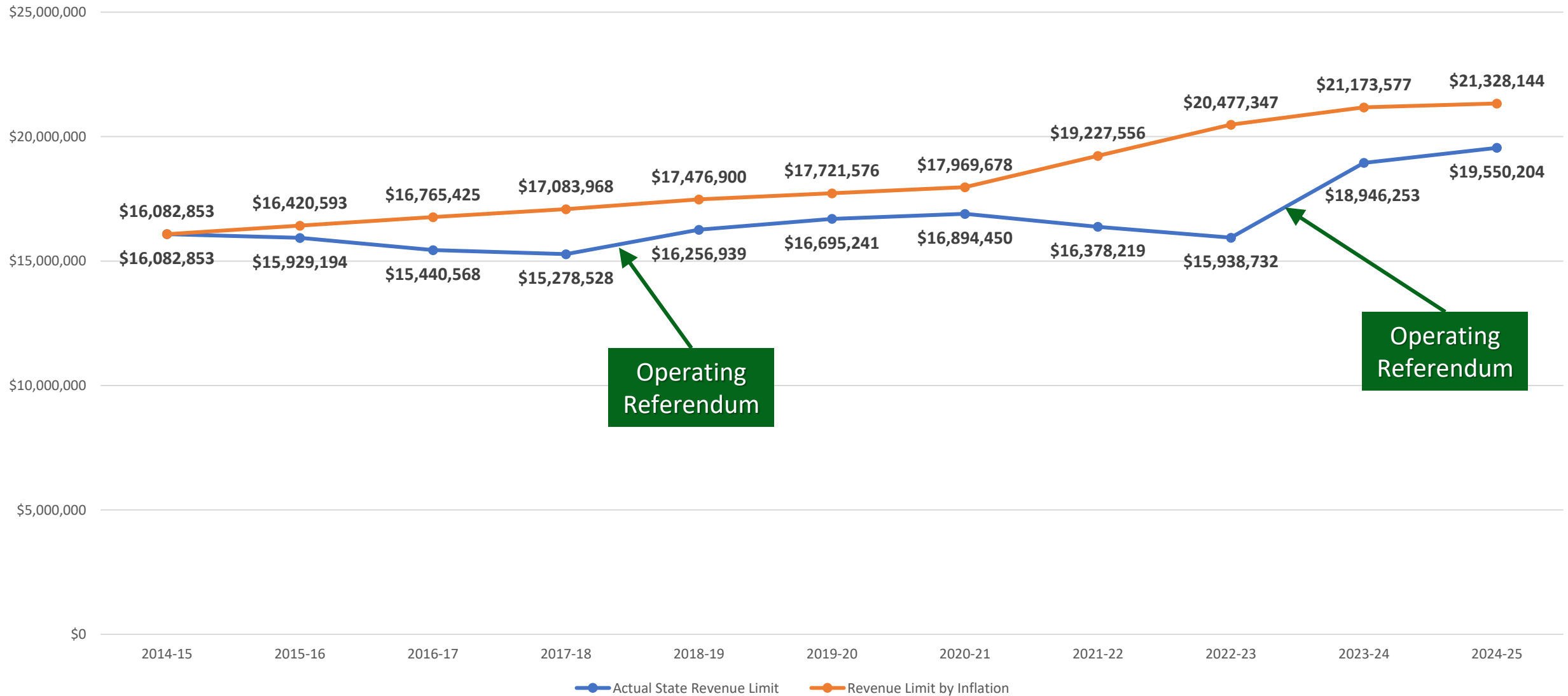
**Mill Rate = Levy per \$1,000 Equalized Value**



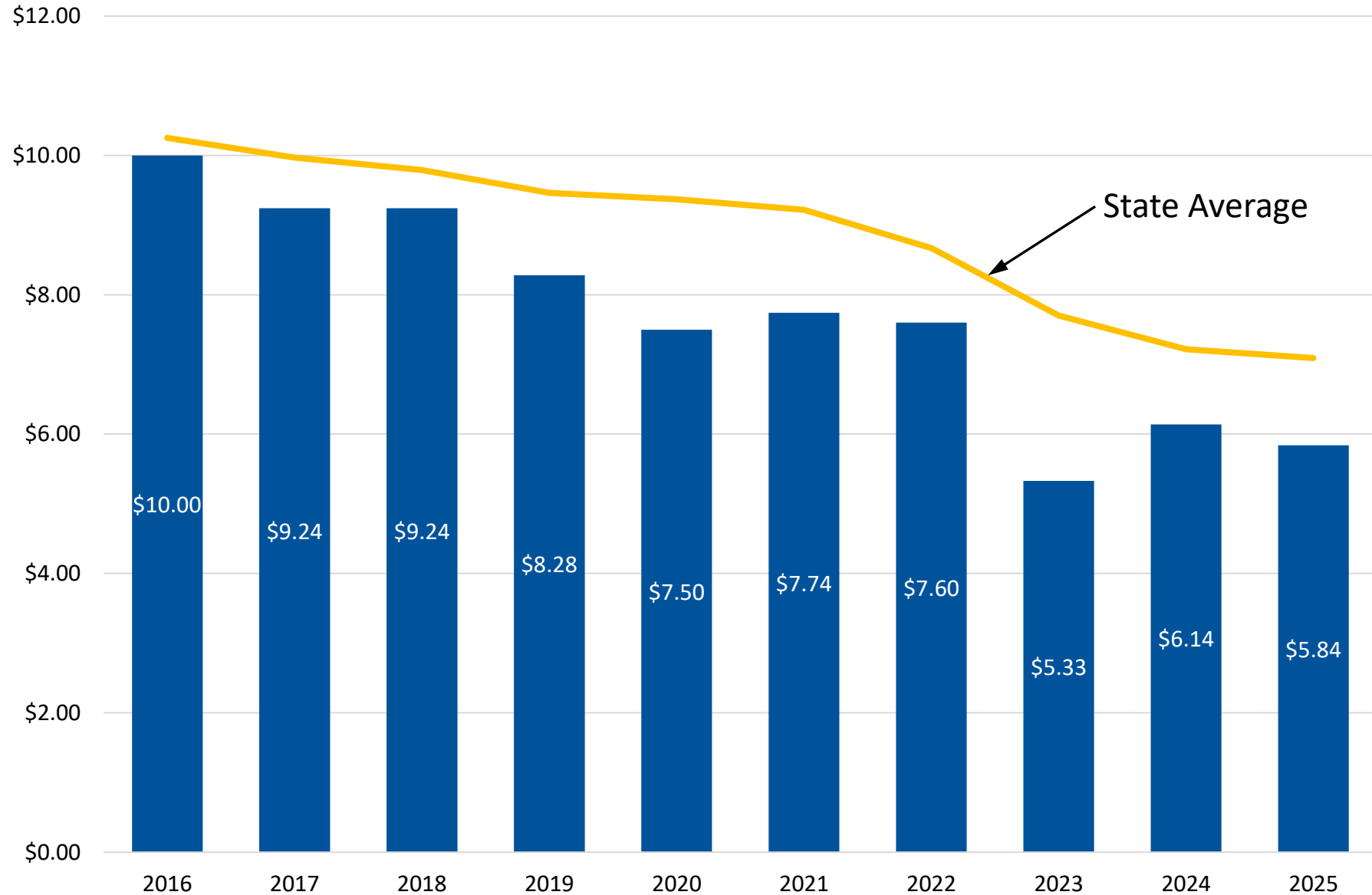
# ENROLLMENT TREND



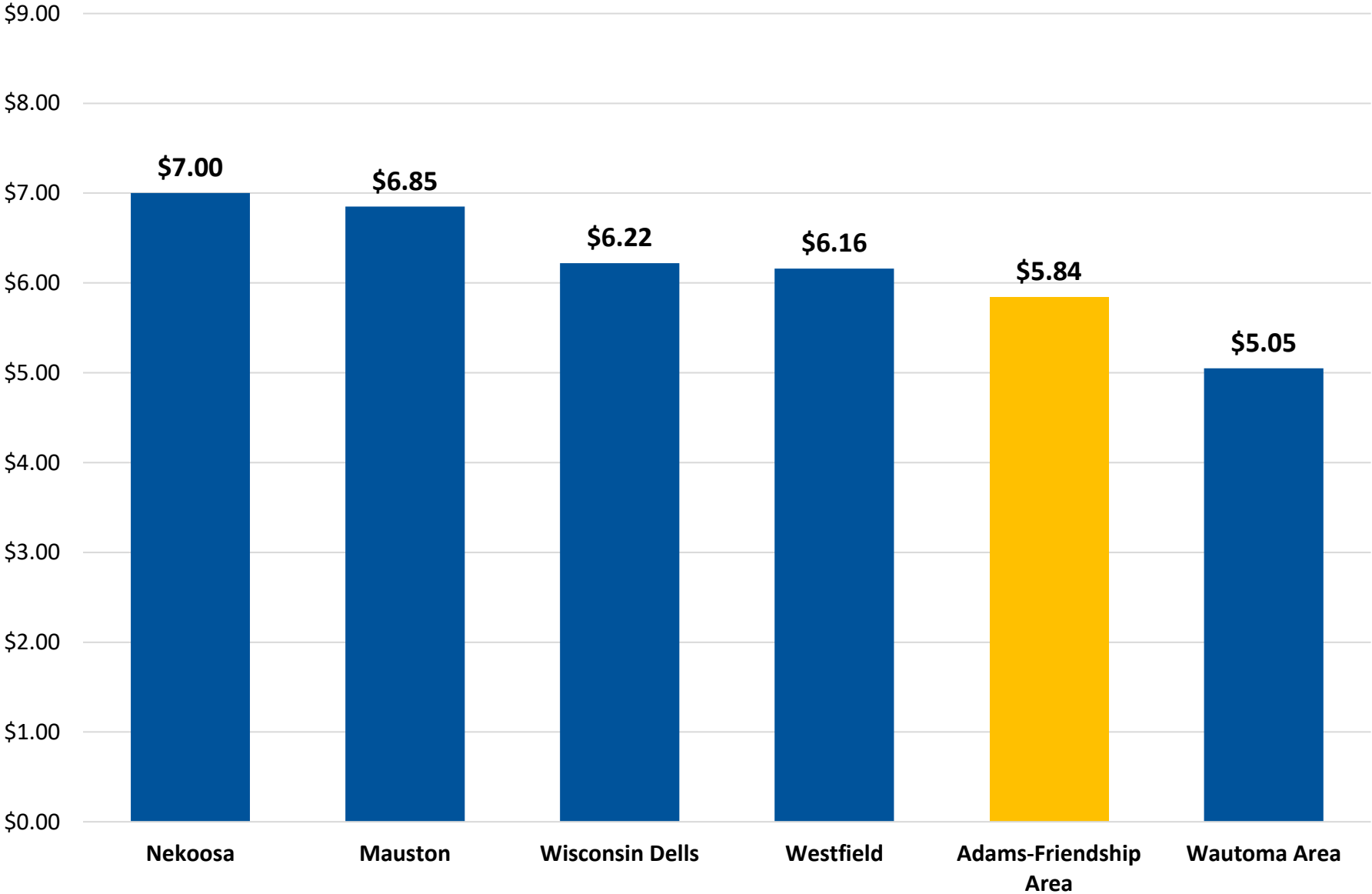
# REVENUE LIMIT



# Historical School Mill Rate vs. Statewide K-12 Average



# 2024-25 Mill Rate Comparison



Source: Department of Public Instruction

# Hypothetical Referendum Impacts



HYPOTHETICAL REFERENDUM AMOUNT	\$14,000,000	\$18,000,000	\$22,000,000
<b>MAXIMUM MILL RATE IMPACT</b> (FIRST IMPACT - 2025-26)* (Per \$1,000 valuation)	\$0.44	\$0.57	\$0.70
<b>TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:</b>			
<b>\$100,000 Property</b>			
Maximum Annual Impact	\$44.00	\$57.00	\$70.00
Maximum Monthly Impact	\$3.67	\$4.75	\$5.83
<b>\$200,000 Property</b>			
Maximum Annual Impact	\$88.00	\$114.00	\$140.00
Maximum Monthly Impact	\$7.33	\$9.50	\$11.67
<b>\$300,000 Property</b>			
Maximum Annual Impact	\$132.00	\$171.00	\$210.00
Maximum Monthly Impact	\$11.00	\$14.25	\$17.50



**Assumptions:**

Borrowing amortized over 20 years using a planning interest rate of 5.25%.  
Mill rate based on 2024 Equalized Valuation (TID-OUT) of \$2,528,747,985 with annual growth of 1.00% thereafter.  
\*Impact represents the change in debt service mill rate over the 2024-25 EEE levy of \$0.01 for debt service.

Note: Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.

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# PRIORITIES

**WORKING TOWARD CONSENSUS**

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# ADAMS-FRIENDSHIP PRIORITIES



## A.F Priority Ranking

Safety, security, and accessibility (ADA)

Healthy and comfortable educational environment

Long-term value / Return on investment

Welcoming and aesthetically pleasing facilities

Future focused allowing students to prepare for all careers, incl. skilled trades

Fiscally sound District

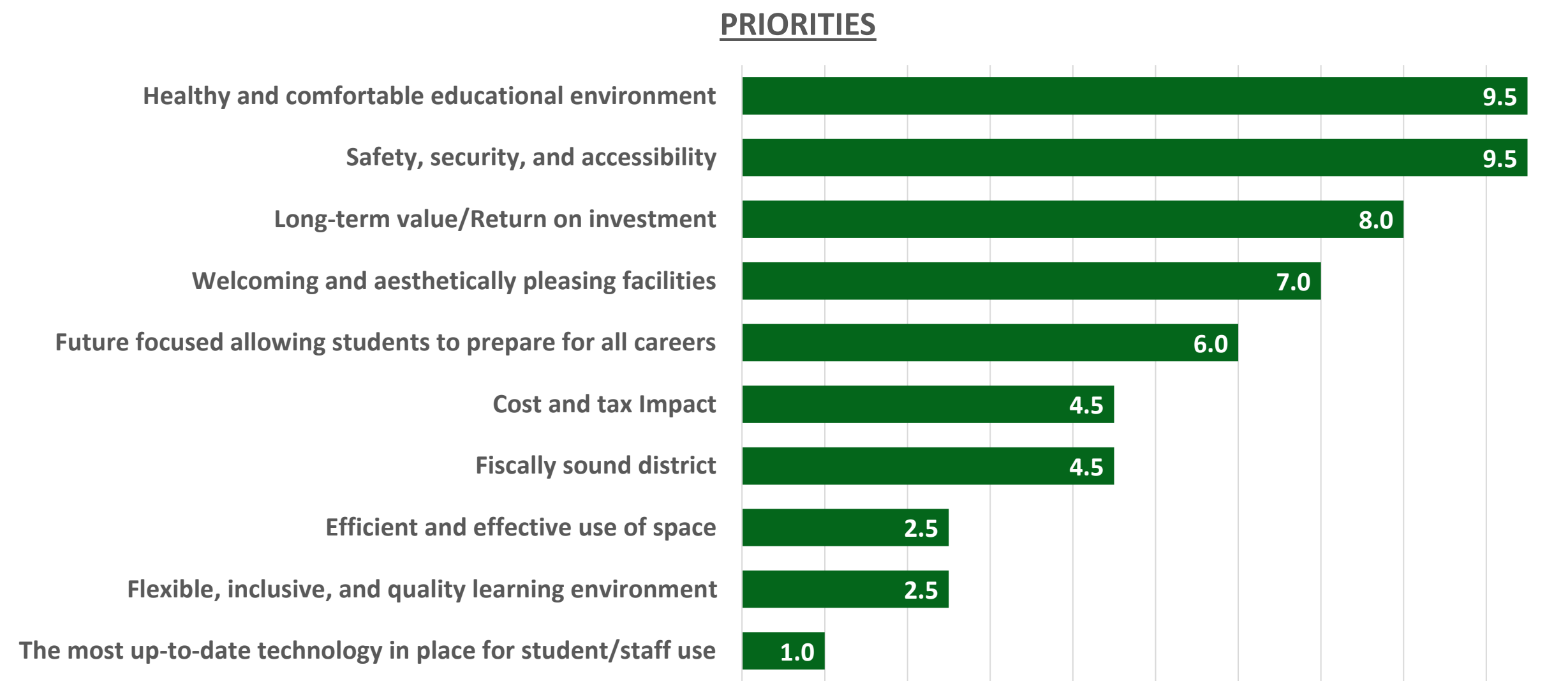
Cost and tax impact

Flexible, inclusive, and quality learning environment

Efficient & effective use of space

The most up to date technology in place for student and staff use

# QUANTITATIVE PRIORITIES



# OPTIONS & PROJECTS

**WORKING TOWARD CONSENSUS**

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# INITIAL IDEAS - ELEMENTARY SCHOOL

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- Need more space overall.
- Expand lunchroom/kitchen, add storage and more parking.
- Larger lunchroom, more classrooms, and better vehicle flow.
- Expand lunchroom and add classrooms for small groups/STEM.
- Front building addition for lunchroom/kitchen/office area.
- Cafeteria/kitchen expansion, consider using Room #140 for added space.
- Larger loading dock, potential future admin building.
- Consider library and interactive center remodel.



# INITIAL IDEAS - MIDDLE SCHOOL

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- Need updates to electrical, A/C, and heating systems.
- Fix leaking roof and safety doors/windows.
- Update lighting and PA system.
- Improve Wi-Fi and technology.
- Elevator and more accessible rooms.
- Consider converting to elementary school, demolish parts of old building.
- Replace with new middle school south/southeast of current elementary.
- Option to combine middle/high school spaces.

# INITIAL IDEAS - HIGH SCHOOL

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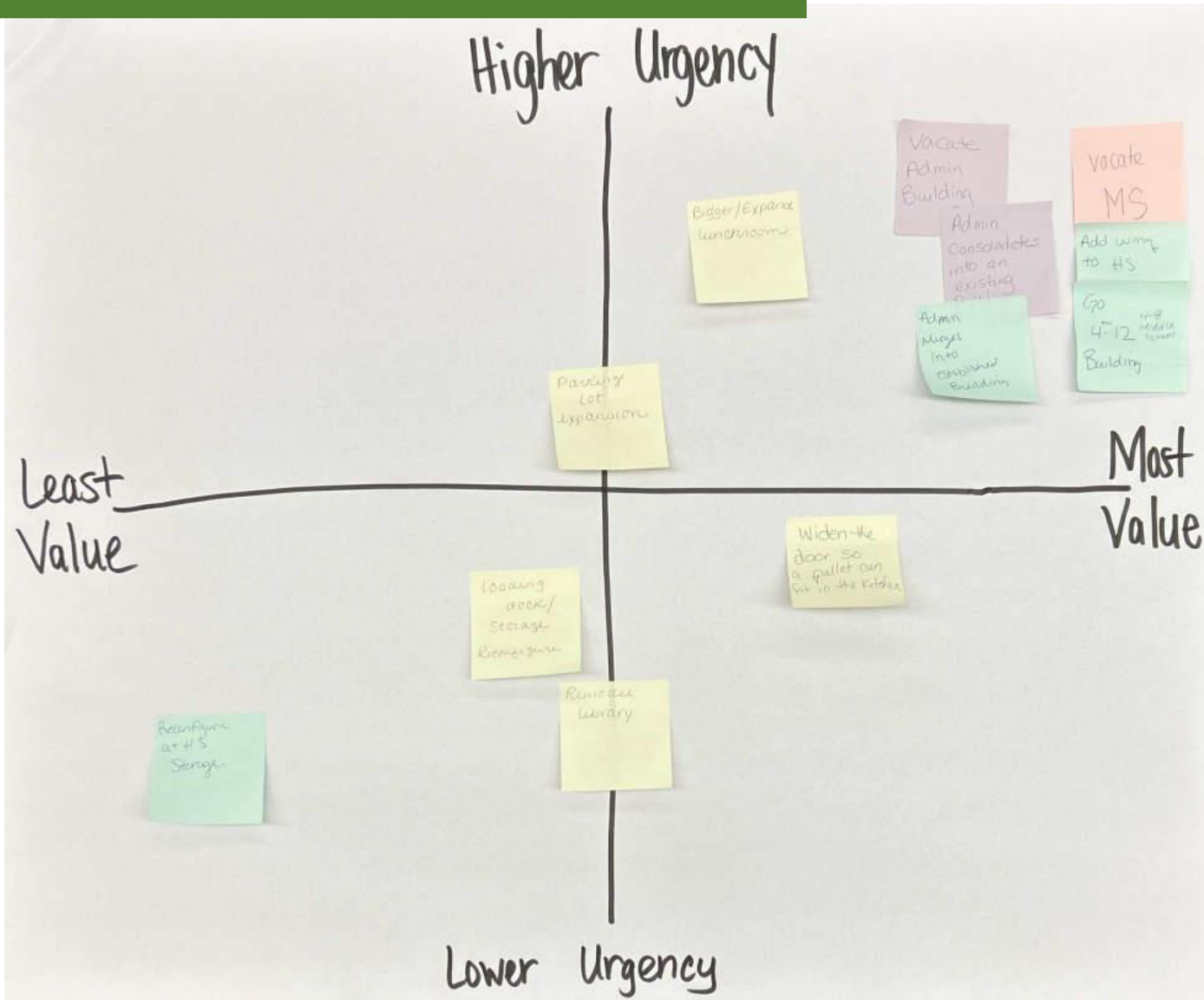
- Consider moving 7th/8th grade, utilize unused classrooms.
- Rework office space for safety,
- Upgrade locker rooms.
- ADA compliant science labs,
- Revamp library and common spaces.
- Improve home economics area for culinary space.
- Add special needs and/or daycare/pre-school area.
- Utilize vacant spaces for programs like food pantry and scholarships.

# INITIAL IDEAS – ADMINISTRATION BUILDING

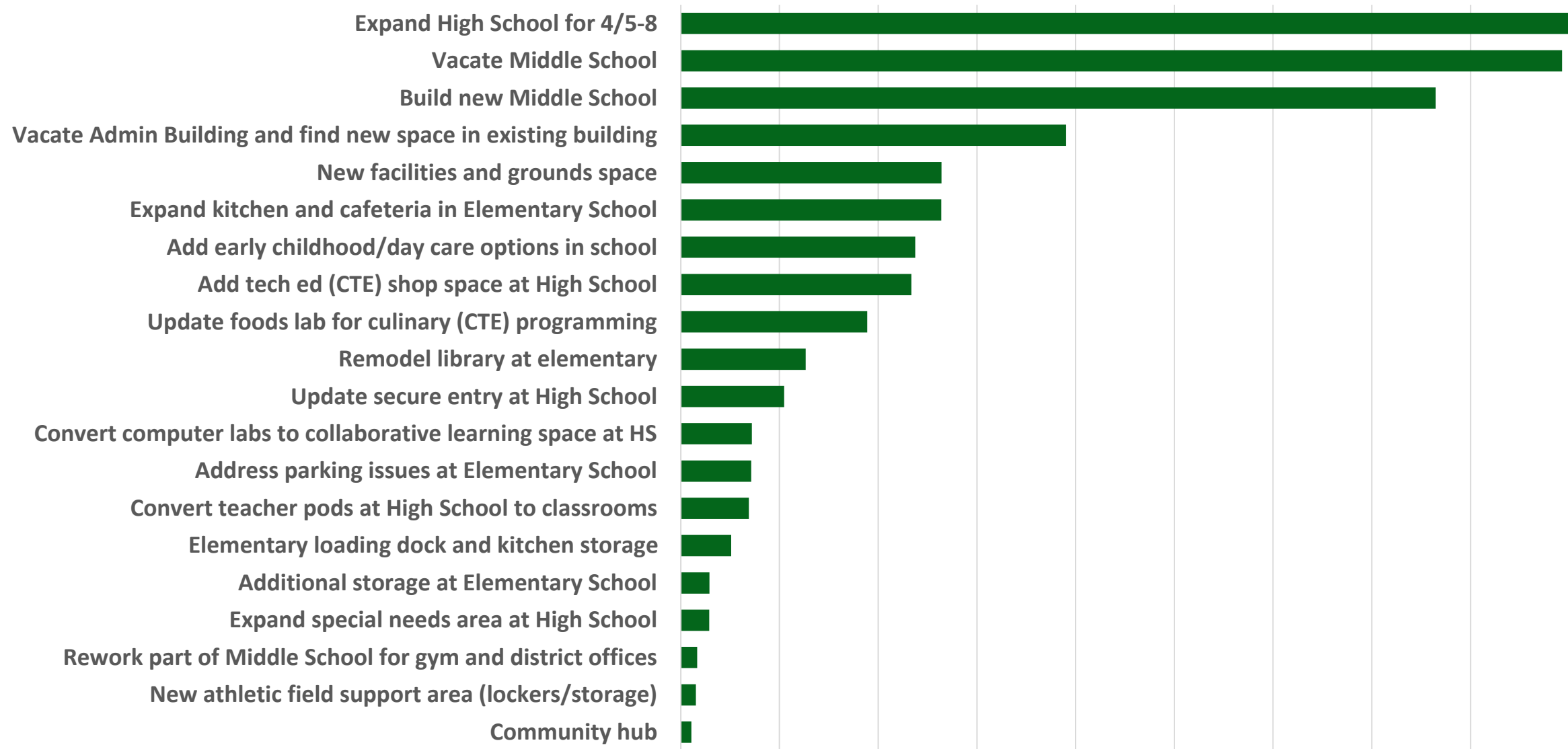
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- Sell and relocate admin to other schools.
- Consolidate space, move staff to high school/elementary.
- Close building, move to existing spaces, no need for meeting rooms.
- Relocate to elementary once it moves to middle school.
- Keep gym for activity/events, repurpose for learning and engagement.

# PROJECT EVALUATION



# QUANTITATIVE PROJECTS





# OUR RECOMMENDATION

**100%  
Consensus!**



# RECOMMENDATION

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## Four Categories

Urgent and  
Most  
Important

Important  
and  
Prudent

Enhancements  
on the Radar

For  
Consideration

# RECOMMENDATION

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**Urgent and  
Most  
Important**



Expand High School to include  
grades 4 through 8

Vacate Middle School

Vacate Administration Building  
and relocate into existing space(s)

Ensure space for facilities and  
grounds/maintenance

# RECOMMENDATION

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**Important  
and  
Prudent**



Expand Elementary kitchen and cafeteria

Additional storage at Elementary

Add Elementary loading dock  
and kitchen storage

# RECOMMENDATION

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## Enhancements on the Radar



Update High School secure entryway

Update/expand High School  
CTE (tech. ed.) shop spaces

Update High School foods lab  
for culinary programming

Update Elementary library  
and include makerspace area

Address Elementary parking concerns

Add early childhood options

Expand High School  
Special Education areas



# RECOMMENDATION

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For  
Consideration



Rework part of MS to keep gym availability & District Office space

Establish a community hub – either with HS or part of existing MS

Convert HS “teacher pods” to classroom space

Convert HS computer lab spaces to collaborative learning spaces

New athletic field support areas (lockers & storage)

# RECOMMENDATION

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Our Task Force Team understands a decision moving forward is up to the School Board.

We hope this input has been helpful in your process.

We are here if we can be helpful in the future.

**And please always remember...**



# OUR PURPOSE





**THANK  
YOU!  
AND  
QUESTIONS**

