



JEFFERSON COUNTY PUBLIC SCHOOLS  
OPERATIONS SERVICES DIVISION

**Board Facilities Committee**

VanHoose Education Center – 3332 Newburg Rd, Louisville, KY 40218

May 2, 2022

**Board Facilities Members Present**

Susan Biasioli, Marland Cole, James Craig, Kenyata Dean-Bacon, Cassie Lyles, Sarah McIntosh, Brent McKim, Sienna Newman, Jeff O'Brien, Beth Palmer, Tamara Patterson, Chris Perkins, Diane Porter, Brandy Corbin, Marty Pollio, Kym Rice, Carla Robinson, Brent West

**Minutes**

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| Call to Order  |
| Mr. James Craig called the meeting to order at 5:00 pm, followed by a short thank you for attending.   |
| Opening Remarks  |
| James Craig stated that Chair Porter wanted to reform the Board Committee that we had several years ago. Mr. Craig stated that he and Chris Perkins have discussed how to best use this “reformed” committee.  |
| Introductions  |
| All committee members in attendance (and virtual) introduced themselves and their title/organization and connection to JCPS. Chris Perkins led the conversation into today’s agenda.   |
| Facilities 101: Planning & Renovating; Funding; Maintaining & Repairing; Occupancy & Usage   |
| <p>Members of the Operations Services Division, including Susan Biasioli (Director Facilities Planning), Tommy Knoy (Specialist Fiscal Operations), Brent West (Manager Geographic Information System), and Chris Perkins (Chief Operations Officer) presented an overview of the JCPS Facilities “processes”.</p> <p>Susan Biasioli, Tommy Knoy, and Brent West began the presentation by including key components of the state-regulated facilities planning process, capital construction allocations, bonding capacity, and annual facilities improvement funds, building maintenance, and GIS demographic data. Biasioli, Knoy, &amp; West outlined information gathered throughout the Kentucky Facilities Inventory Classification System (KFICS) and how that information, coupled with the allocated capital improvement funds, drive the planning and scheduling of major renovations to JCPS facilities. Biasioli provided a historical context to illustrate how most of JCPS’ current school buildings were constructed between the 1950s and 1970s, but more importantly how Centralized Heating and Air Conditioning was not an industry standard until the 1970s and was not installed in every school building until 1991. She explained that with a 30-year industry-standard life cycle, (1991 + 30 = 2021) those systems have all reached (or exceeded) the “end-of-life” status within the past few years.</p> <p>Chris Perkins provided additional perspective explaining that air quality and ventilation (especially in the recent era of COVID) is of greatest importance (1) because JCPS cannot have school without proper heating and cooling during the warmest/coldest months and (2) adequate ventilation has proven to be paramount to promoting healthy air quality in school buildings (3) HVAC systems are the largest, most complex, and most expensive systems in JCPS schools; thus, HVAC renovation projects are the primary driver for capital expenditures. Perkins further explained that a quick study of JCPS’ major renovations over the past two decades would reveal that HVAC renovation has been the top priority in those schools in addition to the need for new roofs, windows, electrical and plumbing infrastructure, and technology capability.</p> <p>Perkins went on to explain that with an overwhelming need for major system renovations, limited funding and finite resources, 2½ month time constraints (during the summer months), outdated industry standards (defined by state regulations written in 1995), and the utilitarian function that school buildings have historically served, JCPS has been restricted to minimal cosmetic/functional upgrades and only essential system replacements in just 3-5 schools each summer. Perkins reiterated that those limitations have only exacerbated the ineffective and inequitable “industrial model of education.”</p> |

The Operations team then shared four critical issues that were identified throughout their Future State planning process:

- JCPS has not prioritized facility planning and cannot efficiently maintain its facilities; maintenance costs have and will continue to surpass the cost of building new.
- JCPS schools and central office buildings are not equitable, modern, adaptive, professionally relevant, or supportive of 21st century instructional and professional learning needs.
- JCPS has not objectively and proactively planned for short-term facility/space decisions (usage and/or modifications) creating urgent needs and reactionary responses without considering the impact on established, scheduled, and funded priorities.
- JCPS has not had long-range coherence between facilities planning, student assignment, school choice, programmatic offerings, or shifting community demographics which has created an inequitable distribution of underutilized or unsuitable school buildings across the community.

To move to a Future State, where JCPS school buildings, centralized support facilities, and athletic facilities are safe, efficient, modern & adaptive, adequately equipped, and inspirational, while providing equitable access to all JCPS students, Perkins asserted that there must a commitment to the following:

- Unapologetic & Equitable Funding - JCPS Facilities must be prioritized with a sustainable allocation of resources to ensure buildings don't exceed their lifespan or utility:
  - \$77 million/year for Replacement
  - \$77 million/year for Renovation & Maintenance
- Connect to JCPS 21st Century Educational Priorities - JCPS Facilities will align with our Pillars:
  - Transitional Success Skills - Facilities will inspire, empower, engage, and facilitate 21st century teaching and learning for all JCPS students and educators.
  - Racial Equity - Facilities will be current, adaptive, accommodating, accessible, and culturally relevant to ensure equitable access and opportunities for students of color and those with the greatest needs.
  - Positive Culture & Climate - Facilities will reclaim their role as community landmarks, symbols of hope and opportunity, and a source of pride for all JCPS stakeholders.
- Coherent, Consistent, & Transparent Process - JCPS Facilities planning, design, assignment and usage will be transparent and aligned with the needs of the school district, students, and community:
  - Data-informed Decision-Making to Strategically Progress Toward Vision
  - Relevant Stakeholder Representation to Promote Inclusivity, Transparency, and Shared Decision-Making
  - JCPS Facility Portfolio to Document Progress to Achieving 21st Century Models for School & Professional Support Locations

Perkins closed-out the presentation by stating that JCPS must have a clear and transparent process that will include a progressive and multi-faceted approach for facility-related decisions, fully capitalizing on:

- The expertise and professional capacity of the Local Planning Committee throughout the District Facility Planning Process in accordance with State Regulation and within our current (and anticipated) bonding capacity
- A holistic understanding of departmental priorities and programmatic implications for review by a Facility Usage and Program Needs Review Team that will collectively provide relevant or requested historical context, objective data, holistic program implications, and viable options for review by the Board Facilities Committee to consider for long-range and large-scale decision making.
- The perspectives, values, priorities, and commitments represented across multiple stakeholder groups serving on the Board Facilities Committee in a collaborative effort to review pertinent information or recommendations so that proposals and long-range plans can be shared with JCPS Board of Education to make informed decisions about the future commitments for JCPS facilities.

#### On the Horizon

In Summary, Dr. Pollio stated how important it is for this committee to meet, discuss and make decisions collaboratively because of the major decisions on the horizon for JCPS. He stated that our top priority must included beginning the construction process for the new W.E.B. Dubois campus behind VanHoose. Pollio stated that immediately after that begins, that JCPS must secured a location for the new West-End Middle School and that discussion with local community leaders were already schedule for the following week to review potential options. Lastly, he stated that the 3<sup>rd</sup> immediate decision to be made includes securing a location for the newly approved Grace James Academy of Excellence for grades 6-12.

#### Questions & Feedback

Marland Cole – KDE recommendation – What does their work look like and what can be started before the Student Assignment Plan is approved.



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- Brent West responded that the Student Assignment Plan will be voted on late May / early June so nothing would be started before then.

Sara McIntosh – Have we thought about having conversations with Zoning Committees to discuss housing and schools being built?

- Brent West stated that this was a great idea and should be looked into.

Adjournment

James Craig closed the meeting at 6:22pm.

Visitors in attendance:

- Chuck Truesdell
- Amy Dennes
- Cindi Fowler