



SCHOOL DISTRICT OF
REEDSBURG



SCHOOL BOARD WORKSHOP
FOR LONG-TERM FACILITIES PLANNING
OCTOBER 12, 2022





MISSION

Empowering all students to maximize their potential in fearless pursuit of human excellence.



VISION

The School District of Reedsburg will provide a world-class educational experience to all students at all levels, inspiring creativity, innovation, and a desire to achieve greatness.

Success Criteria for Tonight's Workshop

1. Gain a better understanding of the long-term facilities planning process and timeline.
2. Understand Board member hopes and apprehensions about the work ahead.
3. Determine the role of the Board as a part of the planning process.
4. Leave with common messaging about the process and the next steps in the work.





EUA PROJECT TEAM

CLIENT EXECUTIVE



Kit Dailey

SENIOR PROJECT MANAGER



Jackie Michaels
AIA, NCARB, LEED AP BD+C

EDUCATIONAL PLANNER



Eric Dufek
RA, LEED AP

ENGAGEMENT SPECIALIST



Andy Lyons

Inspiring Creativity, Innovation, and a Desire to Achieve Greatness!





WE BELIEVE GREAT DESIGN

elevates people's potential

250+

EMPLOYEES

115

YEARS IN BUSINESS

7

MAJOR MARKETS

5

OFFICE LOCATIONS

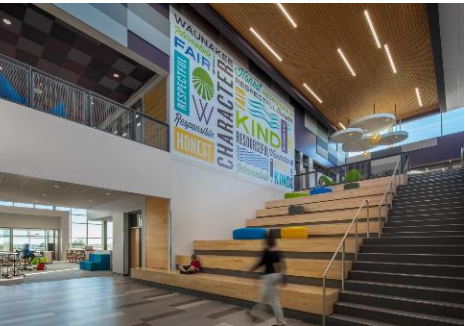


LEARNING ENVIRONMENTS EXPERTISE

35+
DEDICATED STAFF

160+
SCHOOL DISTRICTS

\$1.9B+
APPROVED REFERENDA SINCE 2014



KRAEMER BROTHERS PROJECT TEAM

VICE PRESIDENT



Kyle Kraemer

PROJECT MANAGER



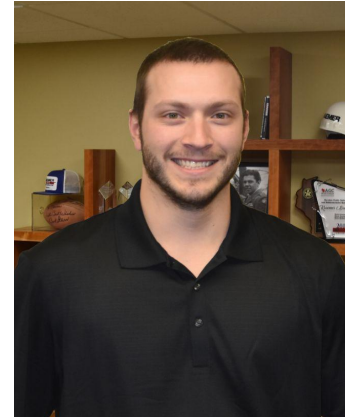
Sheley Scallon

PRODUCTIVITY &
PLANNING MANAGER



Ryan Fuhrmann

MARKETING & COMMUNICATIONS
SPECIALIST



Remington Stittleburg



Inspiring Creativity, Innovation, and a Desire to Achieve Greatness!



Trademarks of our Company



TRUST

Trust is the cornerstone of every client relationship. That is earned-everyday, every client, every project.



KRAEMER FAMILY INVOLVEMENT

With multiple generations and over 20 family members involved in the business, you'll work with a Kraemer family member on every aspect of your project. Family pride drives our performance and is our legacy.



BEST OF BOTH WORLDS

We bring the skills, experience, technology and horsepower of any large national builder, combined with the service, attention and priority you'd receive from a small company. Bigger isn't better, but better is.



TALENT

We outperform competitors of all sizes with the best talent in the industry, and with little to no turnover, talent and consistency drive our client satisfaction and repeat business.



EXPERTISE

We excel at complex and sophisticated projects and with clients who share high standards and expectations.



Inspiring Creativity, Innovation, and a Desire to Achieve Greatness!



Unmatched expertise in education construction

Over 50 school districts served

Excellent referendum pass rate



\$1 Billion
in contracts for
educational facilities



OVER 150
completed education
projects



70+ YEARS
of construction
experience

OVER 3 MILLION
total square feet constructed

KRAEMER
BROTHERS



Inspiring Creativity, Innovation, and a Desire to Achieve Greatness!



Putting Long-Term Facilities Planning into a Broader Context

Strategic Planning...

- ★ Creates a shared vision and direction for all stakeholders.
- ★ Establishes outcomes for which we all accept responsibility.
- ★ Puts the vision into objectives that can be tracked and communicated over time.
- ★ Leverages resources to ensure support for priority work.
- ★ Focuses on *results*.



Strategic Planning as a Part of Board Governance

The Lighthouse Study (Rice et al., 2001):

“Moving” School Boards...

- Made student achievement needs the focus of their decision making.
- Described a clear direction and focus on specific goals related to improving student achievement.
- Held high expectations for *all* students.
- Expressed an intense focus on finding ways to reach *all* children.
- Consistently expressed their belief that *all* children could learn.



Strategic Focus Areas

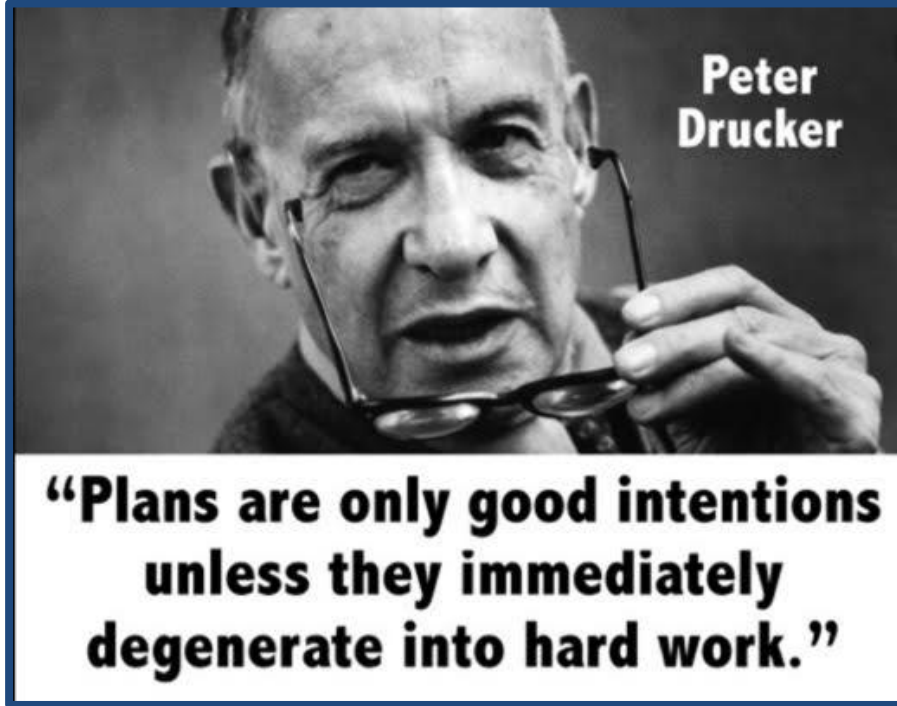
1. Rigorous Academic Programs and Career Pathways for All Students
2. Continuous Improvement of Student Growth and Achievement
3. Innovative Facilities with Modern Learning Environments
4. Personnel Excellence: Attracting, Developing, and Retaining High Quality Staff
5. Responsible Fiscal Management: Funding our Priorities and Demonstrating a Return on the Public's Investment in our Schools.
6. Branding the School District of Reedsburg: Communicating and Marketing that Brand.



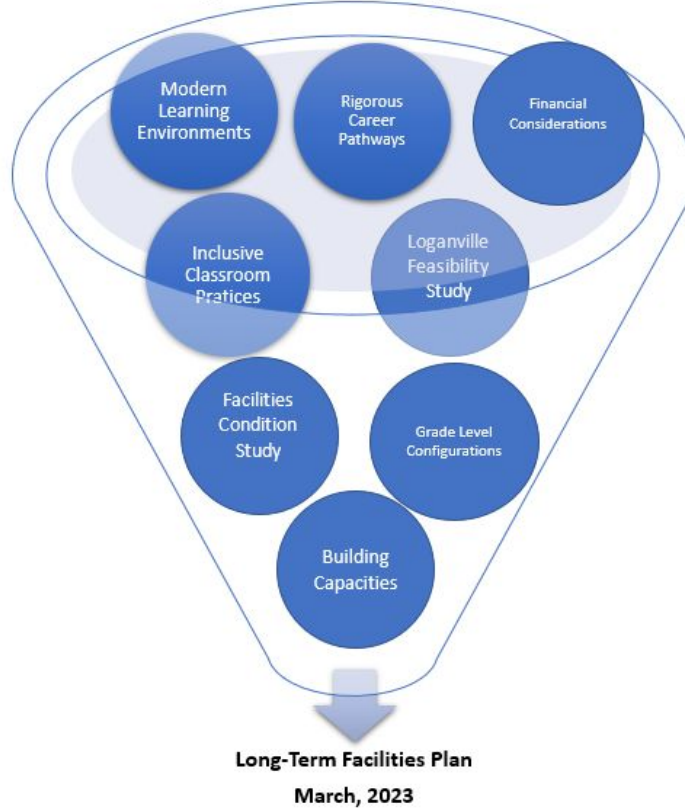
2022-23 Tactical Plans

Innovative Facilities with Modern Learning Environments

- Develop a long-term facilities plan for Board adoption no later than the April 2023 Board meeting.
- Finalize the development of a 10-Year Capital Projects Plan for Board approval.



School District of Reedsburg
Long-Term Facilities Planning 2022-23



Interactive Board Discussion:

What are you most excited about as we start this process?



Interactive Board Discussion:

What is keeping you up at night when you think about this process?



LONG RANGE
FACILITIES PLANNING

PRE-CONSTRUCTION PLANNING

POST REFERENDUM DESIGN
THROUGH OCCUPANCY



learn



explore



articulate



deliver



EUA PROCESS





learn

Things already accomplished under the *Learn* component:

- ✓ Facilities Condition Assessment (Aramark)
- ✓ Capacity Study (EUA)
- ✓ Enrollment Projections (MDRoffers)



COMMUNITY INVOLVEMENT

LONG-TERM FACILITIES PLANNING

COMMUNITY INVOLVEMENT

PRIORITIES

COMMUNITY INVOLVEMENT

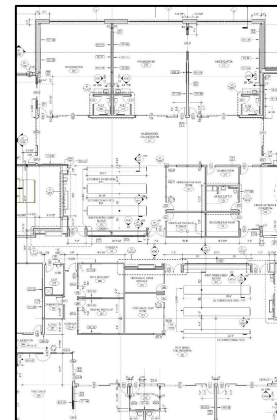
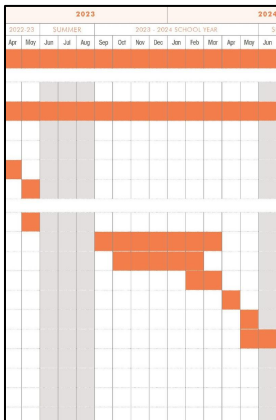
OPTIONS

COMMUNITY INVOLVEMENT

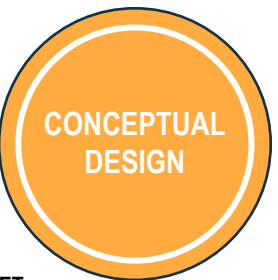
PROJECT



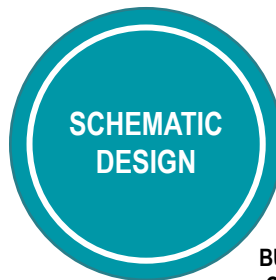
Long Term Master Plan						
Grade Configuration & Capacity	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Head Start	18	18	18	18	18	18
Half 4K	48	49	51	52		
All 4K	96	98	101	104		
K-4 Enrollment	532	528	534	540		
Per Grade K-4	104	106	107	108		
5-8 Enrollments	454	449	444	437		
Per Grade 5-8	114	112	111	109		
9-12 Enrollment	487	480	473	467		
Per Grade 9-12	122	120	118	117		
4K-4	484	480	480	480		
(4K-2) Enrollment/Projection Capacity (90%)	570	577	585	592		
	508	508	508	508		
(5-8) Enrollment/Projection Capacity (90%)	409	405	402	393		
	454	449	444	437		
	408	408	408	408		
(9-12) Enrollment/Projection Capacity (80%)	487	480	473	467		
	600	600	600	600		
		June-Sept 2022	or 455 student			



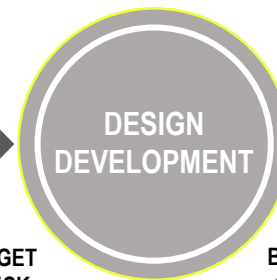
REFERENDUM



BUDGET DEVELOPMENT



BUDGET CHECK



BUDGET CHECK



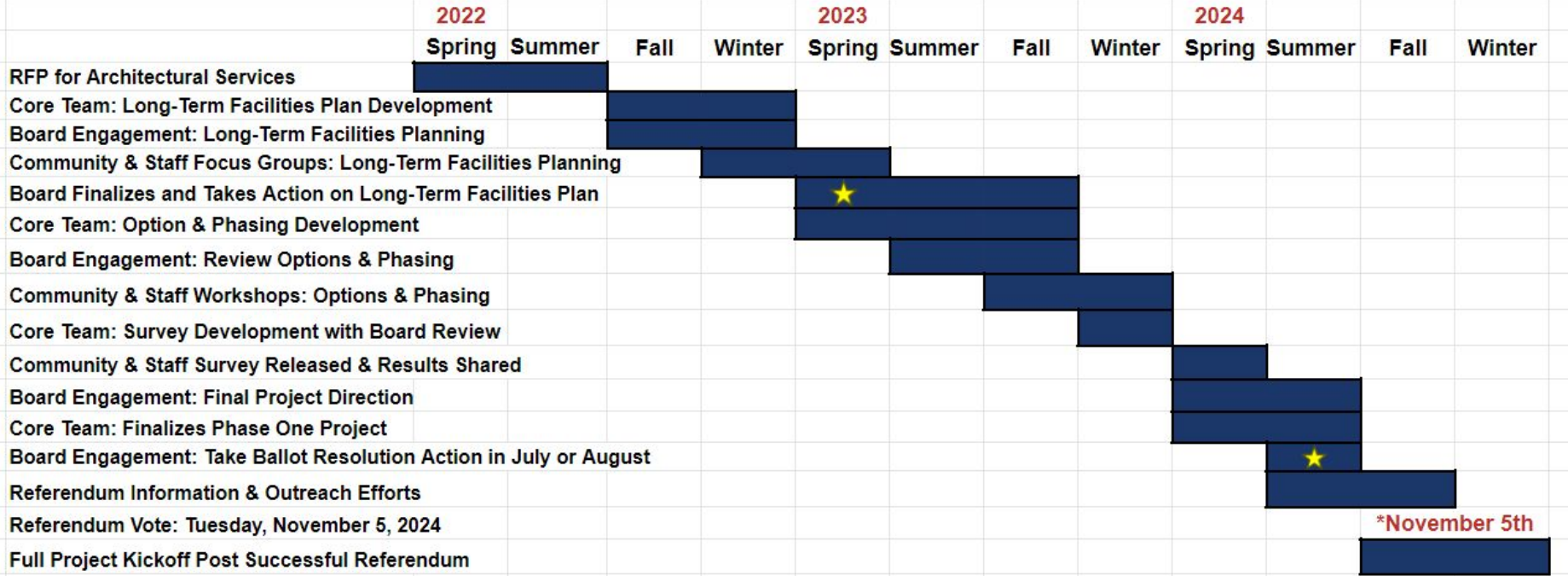
AUG 2022 – NOV 2024

3-4 MONTHS

3-4 MONTHS

3-4 MONTHS

PLANNING + DESIGN PROCESS



PRELIMINARY FACILITIES PLANNING TIMELINE

Interactive Discussion:

Identify Board Expectations & Involvement

What should we expect from each other as we move through this process?



RACI: A Responsibility Matrix



RACI

Responsible

Person who is **completing** the task

Accountable

Person who is **making decisions** and taking actions on the task(s)

Consulted

Person who will **offer feedback** during the decision-making process

Informed

Person who will be **updated on decisions** and actions during the project



Responsible	Complete the task
Accountable	Make decisions
Consulted	Feedback
Informed	Updated

EXAMPLE DECISIONS / TASKS	BOARD OF EDUCATION	CORE TEAM	COMMUNICATIONS TEAM
Option development	CONSULTED	RESPONSIBLE	CONSULTED
Option narrowing	ACCOUNTABLE	RESPONSIBLE	CONSULTED
Survey development	CONSULTED	RESPONSIBLE	CONSULTED
Referendum authorization	ACCOUNTABLE	RESPONSIBLE	CONSULTED
Develop communications plan	CONSULTED	CONSULTED	RESPONSIBLE

NEXT STEPS: EXPLORING WHAT IF...?

- Revisit capacities based on school closures + room assignments
COMPLETED
- Develop capacity vs enrollment chart – Do Nothing/Baseline Option
IN PROGRESS
- Discuss Board expectations - TONIGHT
- Brainstorm options....What is worth investigating?
 - Building replacement(s)
 - Building addition(s)
 - Grade level configuration(s) adjustments



EXAMPLE - LAKE MILLS

Drastically Under Capacity	(-151 & more)
Under Capacity	(-26 to -150)
Within Capacity	(+/- 25)
Over Capacity	(+26)

Indicates Year Data Taken Directly From Roffers

Long Term Master Plan

Grade Configuration & Capacity	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	2034-2035	2035-2036		
Head Start	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18		
Half of the 4K enrollment	48	49	51	52	53	54	55	56	57	58	58	59	60	61	62	63		
All 4K enrollment	96	98	101	104	106	108	110	111	113	115	116	118	120	122	124	126		
K-4 Enrollment	522	528	534	540	547	554	562	573	584	595	607	617	627	637	647	658		
(4K-4) Enrollment/Projection	570	577	585	592	600	608	617	629	641	653	665	676	687	698	709	721	Enrollment/Projection	Includes half of the total 4k enroll.
508 Capacity (90%) w/ (3) - 4K	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	508	Capacity	
(5-8) Enrollment/Projection	454	449	444	437	447	456	462	468	474	480	485	492	499	506	513	521	Enrollment/Projection	
488 Capacity (75%)	488	488	488	488	488	488	488	488	488	488	488	488	488	488	488	488	Capacity	
(9-12) Enrollment/Projection	487	480	473	467	467	467	469	471	473	475	478	487	496	505	514	524	Enrollment/Projection	
600 Capacity (80%)	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	Capacity	

Calculations are dependent on actual student enrollment and should be updated annually



NEXT STEPS: EXPLORING WHAT IF...?

- Create and prioritize district wide building capital maintenance plan - updated from the original Aramark facilities study
IN PROGRESS
- Update preliminary cost estimates



FACILITY STUDY UPDATE

FACILITY CONDITION INDEX (FCI) BY BUILDING (All Identified Projects)

BUILDING	COST OF DEFICIENCIES	GSF
Webb Middle School	\$3,886,275	100,000
Loganville Elementary	\$1,361,654	22,904
Westside Elementary	\$1,443,750	40,000
Ironton-LaValle Elementary	\$1,396,563	20,288
Pineview Elementary	\$1,040,750	60,000
Reedsburg Area High School	\$1,820,406	228,984
Cost of Deficiencies	\$10,949,397	472,176

***2021 Fall Assessment*



Updating:

- Webb Middle School
- Westside Elementary
- Pineview Elementary
- Prairie Ridge Intermediate School
- Reedsburg Area High School

Not updating:

- Loganville Elementary
- Ironton-LaValle Elementary





LONG-TERM FACILITIES PLANNING

The School District of Reedsburg is focused on creating innovative facilities with modern learning environments that will support rigorous academic programs and career pathways for ALL students. The aim of long-term facilities planning is to map out, over time, how existing facilities can best be adapted to support future educational programming, which aging buildings should be considered for replacement, and when deferred maintenance needs should be addressed.

Key Takeaways from October 12 Workshop

- Long-term facilities planning IS strategic planning.
- The product of this work will not be a single project but a long-term plan that outlines a number of potential projects over time.
- The plan will encompass what the district can do for ALL students to impact their overall learning experience, growth, and achievement in flexible and adaptable spaces.
- Instructional spaces can and should be designed with instructional approaches and programs in mind.
- With an eye on the future, the plan will consider designs that can easily and cost-effectively change over time as instructional needs evolve.
- Responsible fiscal management and planning will help create a road map that will address all District facilities needs over time.
- Throughout the planning process, there will be opportunities for engagement with a variety of stakeholders, including community, families, the school board, staff, and students.
- The District is committed to ongoing communication and transparency throughout the plan development.
- We will keep in mind our vision to provide a world-class educational experience to all students as we move through the process of long-term facilities planning.



Success Criteria: How Did We Do?

- ✓ Gain a better understanding of the master planning process and timing.
- ✓ Understand Board member hopes and apprehensions about the work ahead.
- ✓ Determine the role of the Board as a part of the planning process.
- ✓ Leave with common messaging about the process and the next steps in the work.





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