



SCHOOL BOARD WORKSHOP  
FOR LONG-TERM FACILITIES PLANNING  
May 24, 2023





## VISION

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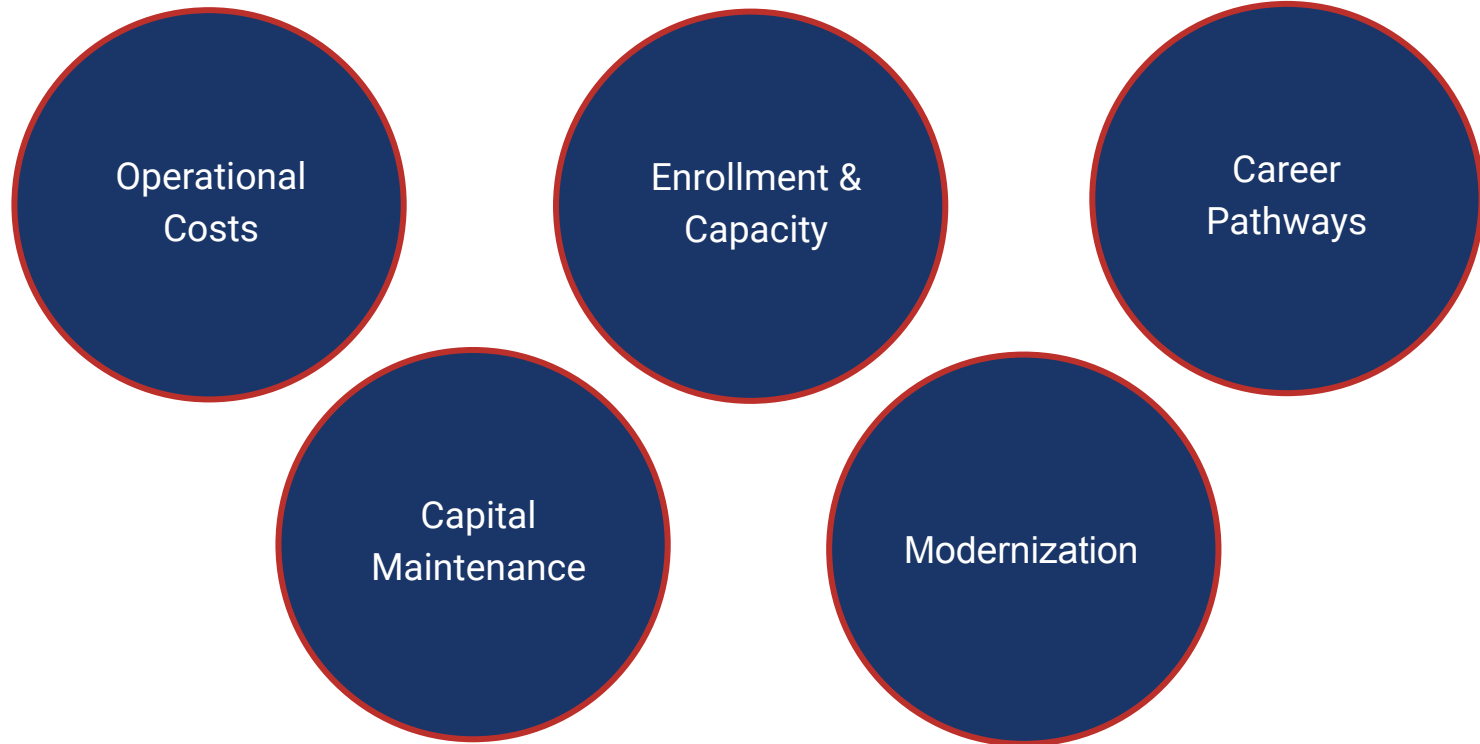
The School District of Reedsburg will provide a world-class educational experience to all students at all levels, inspiring creativity, innovation, and a desire to achieve greatness.

# **Success Criteria for Tonight's Workshop**

- 1. Review and understand updated Final Destination Scenarios, and discuss identified strengths and challenges associated with each.**
- 2. Learn more about design strategies that support the separation of potential grade levels and use of shared spaces.**
- 3. Come to consensus on the long-range planning scenario to be recommended for Board action in June.**
- 4. Review draft resolution to establish Fund 46 and the 10-Year Capital Projects Plan to be recommended for Board action in June.**
- 5. Brainstorm key communication highlights to be incorporated into the June board meeting, and confirm understanding of the next steps in the work.**



# Key Factors/Filters for Further Scenario Analysis



# KEY HIGHLIGHT

## WHAT IF...?



Scenario : 1

## WHAT IF...?



Scenario : 1b

VS.

The 5-8 Middle School and RAHS is the identical scope for both scenarios



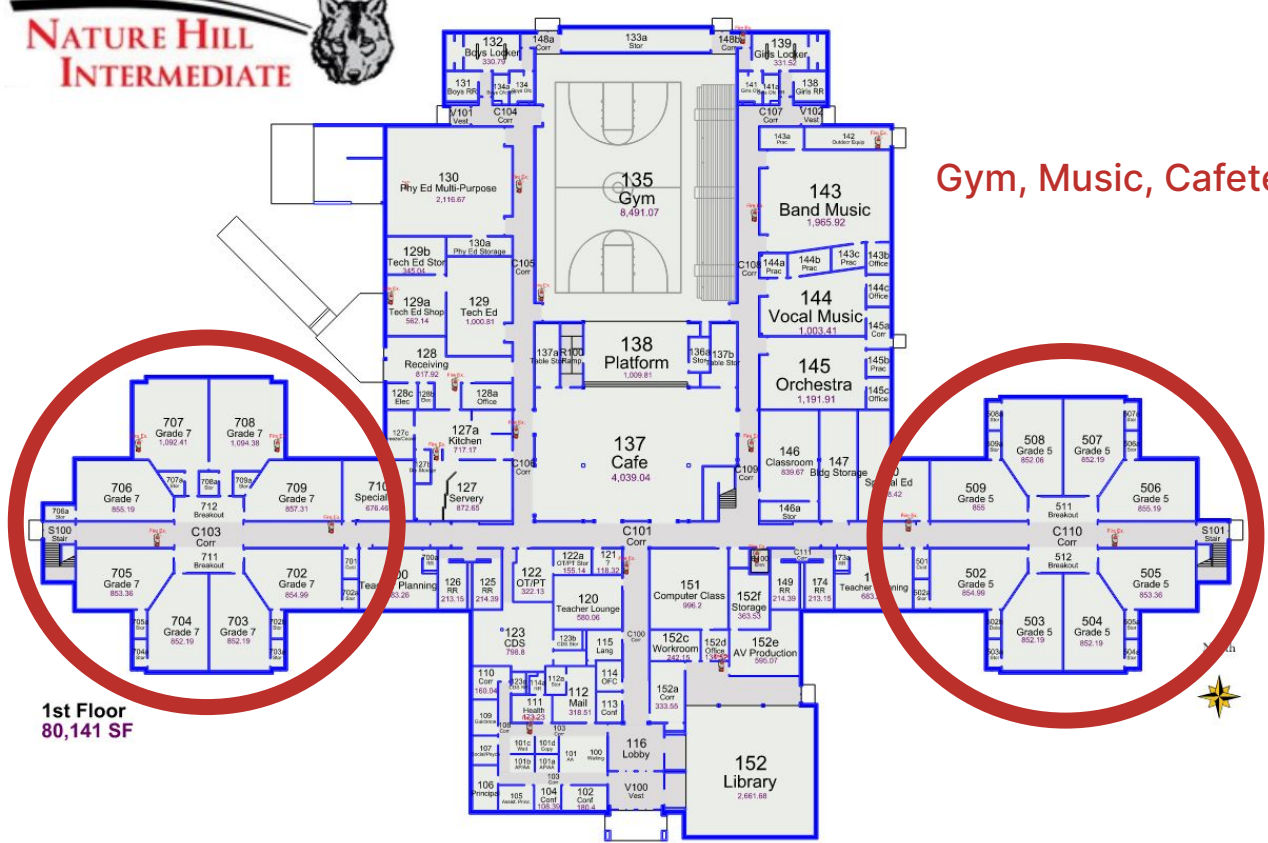
# **Examples of 5-8 Middle Schools that Demonstrate Grade Separation and Use of Shared Spaces**



Gym, Music, Cafeteria

Grade Wing

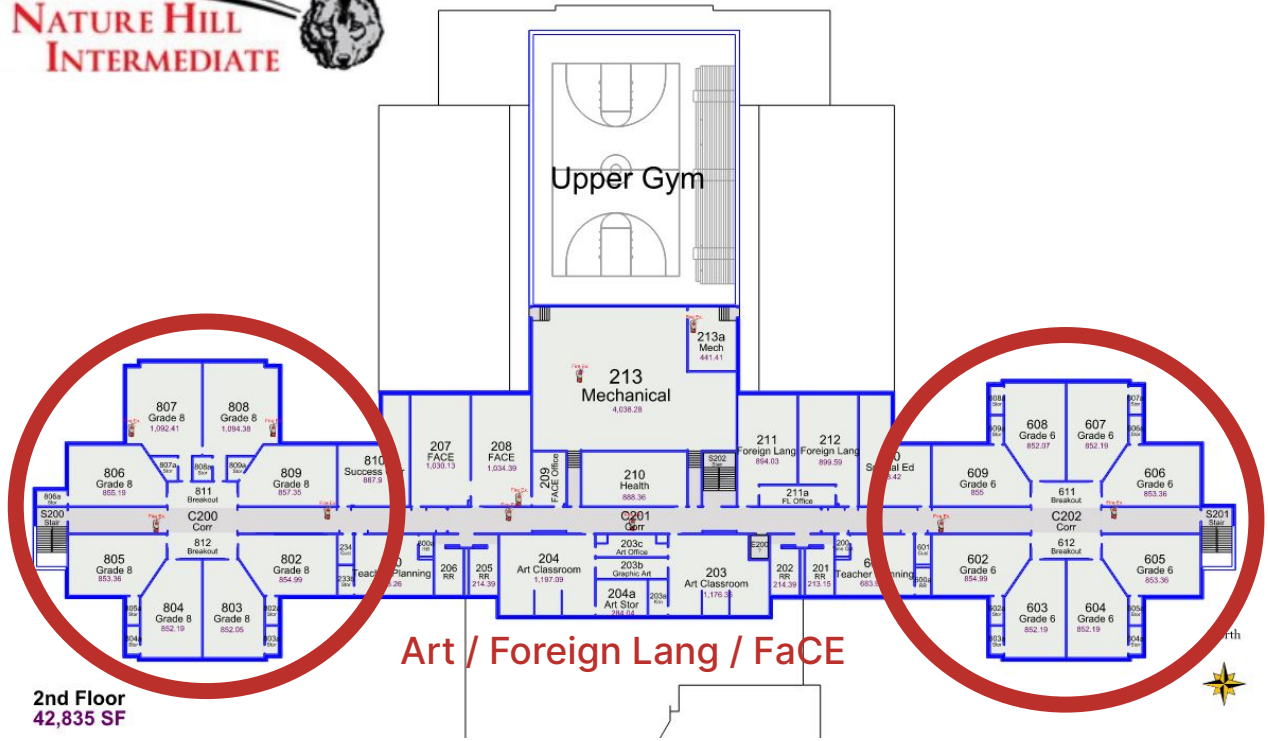
Grade Wing



**1st Floor  
80,141 SF**

# Oconomowoc

Entrance / Admin / Library



# Oconomowoc





Grade Wing  
with  
dedicated  
Cafeteria



Grade Wing  
with  
dedicated  
Cafeteria

Music /  
Tech Ed /  
Kitchen

Gym, Fitness, Locker Rooms

# Menasha

Entrance / Admin

1ST FLR PLAN



Grade Wing  
with  
dedicated  
Cafeteria

Grade Wing  
with  
dedicated  
Cafeteria

Art

Library

2ND FLR PLAN

# Menasha

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



# **New 5-8 Middle School Space Program and Statistics**

**Scenario : 1 & 1b**



		NEW CONSTRUCTION				Comparison to Existing (Range/Original Budget)				
	Occupants	# rooms	SF/room	Total SF	Staff	# rooms	SF/room	Total SF	Difference	Function / Additional Information
<b>Core Instructional Wings</b>										
<b>5-6 Upper Elementary Format</b>										
	Fifth Grade	25	8	900	7,200	8			(7,200)	
	Sixth Grade	25	8	900	7,200	7	780	5,460	(1,740)	
	Science Lab - Shared	1	1,400	1,400		1	1,400	1,400	-	
	Science Prep - Shared	1	300	300					(300)	
	Intervention Room - Shared	1	400	400	1					5-8 students with instructor
	ELL - Shared	1	450	450	1					5-10 students
	EBD Classroom	1	1,000	1,000	1					15 students
	General SE Classroom	1	700	700	1					
	Maker Space	1	700	700						stacked - open to collaboration space
	Tech/Robotics Classroom	1	700	700						stacked - open to collaboration space
	API/Dean Office	1	150	150	1					
	Conference Room	2	300	600					(600)	10 people
	Staff Storage	3	300	600						Long term storage room for staff - 1 per grade
	Teacher Workroom	2	500	1,000					(1,000)	Professional collaboration space (teachers, cross cat. interventionists) - 1 per grade
	Large Collaboration Space	2	1,700	3,400					(3,400)	Large break-out, connects all classrooms - 1 per grade
	SGI	8	100	800					(800)	Small Group instruction - 4 per grade
	Student Lockers	4	1,000	4,000					(4,000)	Locker area w/15x15 lockers
	Restrooms	12	64	768					(768)	(6) single use restrooms per grade

- Developed with input from Roger, Matt, and Ann
- Core classrooms each for grades 5 & 6 with shared science lab
- Grades 5 & 6 have a dedicated Maker Space and Tech/Robotics classroom
- Core classrooms each for grades 7 & 8 (Science Lab per grade)
- Grades 7 & 8 have dedicated Robotics/Engineering, Woods/Manufacturing, Agriculture, Family & Consumer Ed, and Hydroponics/Aquaponics Lab
- Multiple Conference Rooms
- Small group instruction spaces
- Large group collaboration spaces

		NEW CONSTRUCTION				Comparison to Existing (Range/Original Budget)				
	Occupants	# rooms	SF/room	Total SF	Staff	# rooms	SF/room	Total SF	Difference	Function / Additional Information
<b>Administrative Area</b>										
<b>School District of Reedsburg</b>										
<b>Preliminary Space Program for a 5-8 middle school - NEW BUILDING</b>										
4-May-23										
<b>NEW CONSTRUCTION</b>										
	Administration Office									
	Director's Office									
	Classroom									
	Storage									
	Staff Storage									
	Staff Lounge									
	Staff Lockers									
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# **RAHS Scope to Address Modern Learning and Career Tech Opportunities**

**Scenario : 1 & 1b**







# Analysis of Destination Scenarios





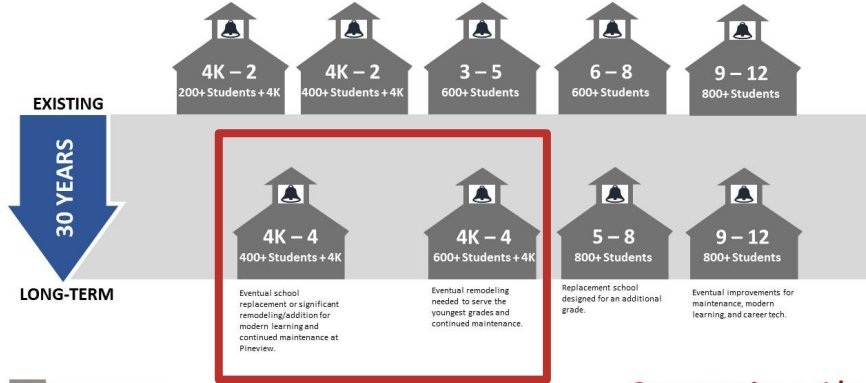
**KEY HIGHLIGHT:** The diagrams explain the while the district can transition to (4) buildings during the next 30 years, it doesn't mean (4) buildings right away. The District will need all (5) buildings based on the enrollment projections if a first phase only focuses on the 5-8 Middle School.

**WHAT IF...?**



Scenario : 1

**WHAT IF...?**



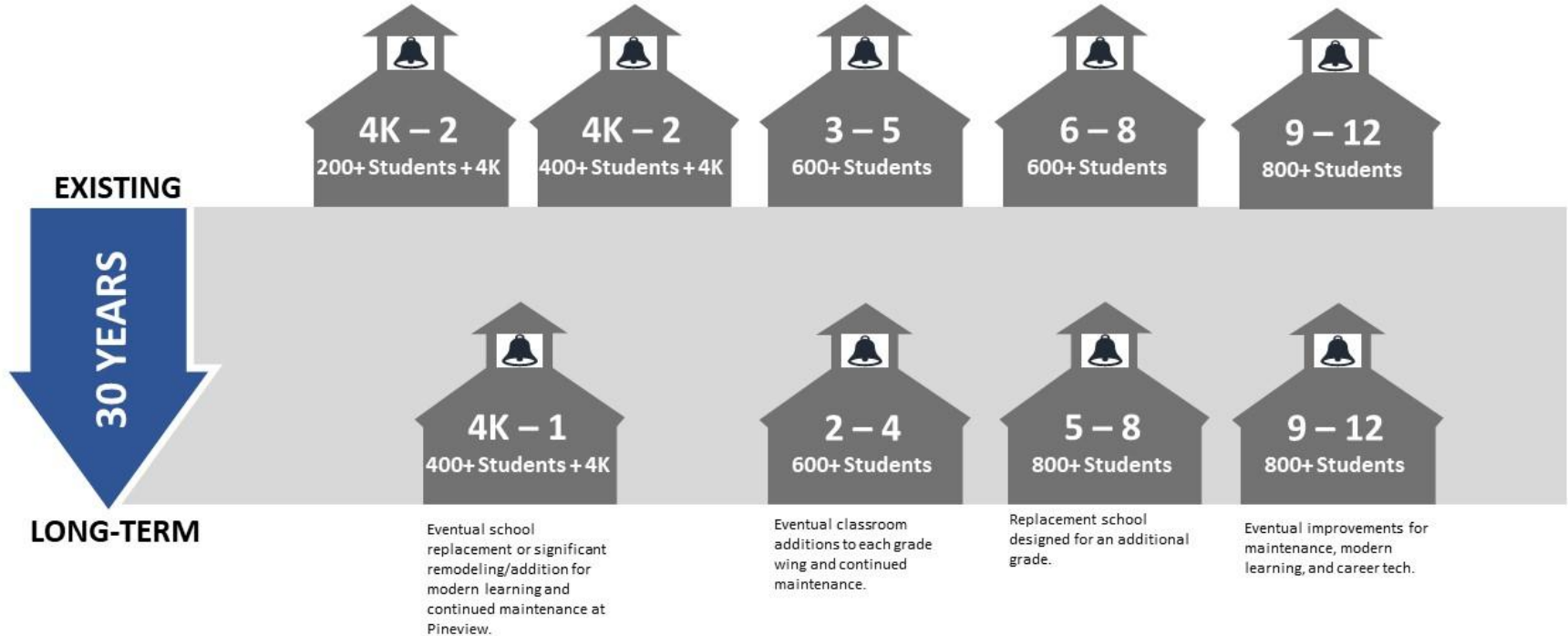
Scenario : 1b

The grade level approach for 4K-4 is the only difference between the two remaining scenarios. This decision needs to be made prior to the new 5-8 Middle School opening.



# ORIGINAL

# WHAT IF...?



# SD of Reedsburg : Long-Term Facilities Planning 4K-1, 2-4, 5-8, 9-12

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

Replace Webb with New 5-8 Middle School

Indicates Year Data Taken Directly From MD Roffers

Enrollment Projections Based on MD Roffers 03.21.2022 Study - Open Enrollment In

Grade Configuration & Current Capacity	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
EC															
All 4K	144	155	166	166	166	166	167	168	169	170	170	170	170	170	170
Half 4K	72	78	83	83	83	83	83.5	84	85	85	85	85	85	85	85
Half of Half 4K	36	39	42	42	42	42	42	42	42	43	43	43	43	43	43
K-2 Enrollment	505	515	526	531	535	541	547	553	560	565	568	571	574	577	580
Per Grade K-2	168	172	175	177	178	180	182	184	187	188	189	190	191	192	193
3-5 Enrollment	511	514	517	527	536	542	548	554	560	566	569	573	576	579	582
Per Grade 3-5	170	171	172	176	179	181	183	185	187	189	190	191	192	193	194
6-8 Enrollment	583	574	566	556	547	551	556	560	565	569	575	582	589	595	602
Per Grade 6-8	194	191	189	185	182	184	185	187	188	190	192	194	196	198	201
9-12 Enrollment	896	910	924	919	914	900	885	870	855	841	844	847	851	854	857
Per Grade 9-12	224	228	231	230	229	225	221	218	214	210	211	212	213	214	214
(4K-2) Enrollment/Projection	541	554	568	573	577	583	406	411	416	419	421	423	425	427	429
553 Capacity (90%)	553	553	553	553	553	553	466	466	466	466	466	466	466	466	466
(3-5) Enrollment/Projection	511	514	517	527	536	542	548	554	560	566	569	573	576	579	582
559 Capacity (90%)	559	559	559	559	559	559	559	559	559	559	559	559	559	559	559
(6-8) Enrollment/Projection	583	574	566	556	547	551	739	745	752	758	765	773	781	788	796
589 Capacity (75%)	589	589	589	589	589	589	865	865	865	865	865	865	865	865	865
(9-12) Enrollment/Projection	896	910	924	919	914	900	885	870	855	841	844	847	851	854	857
1112 Capacity (80%)	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112

Assumes 18 students per classroom

Assumes 23 students per classroom

under capacity

within capacity

5-8 solution remains under capacity

9-12 solution remains under capacity

A future addition may be needed at Prairie Ridge based on the enrollment projections.

## Scenario : 1

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

Nov. 2024 Referendum:  
New 5-8 MS on District  
Owned Property for 850  
Students

Occupy new 5-8 MS

Nov. 2034 Referendum:  
Addition to Prairie Ridge  
Intermediate





This wing lacks toilet rooms. It could be addressed with interior remodeling or a bathroom addition.

Kindergarten classrooms are shown being combined to match the existing (3) Kindergarten rooms. This would require demolition, new ceilings, new lighting, new flooring, and new paint.



Capacity:  
 4K : 2 @ 18 = 36  
 5K : 8 @ 18 = 90  
 1st : 8 @ 20 = 160

Max capacity = 286  
 Functional capacity (90%) = 257

Pineview Elementary School

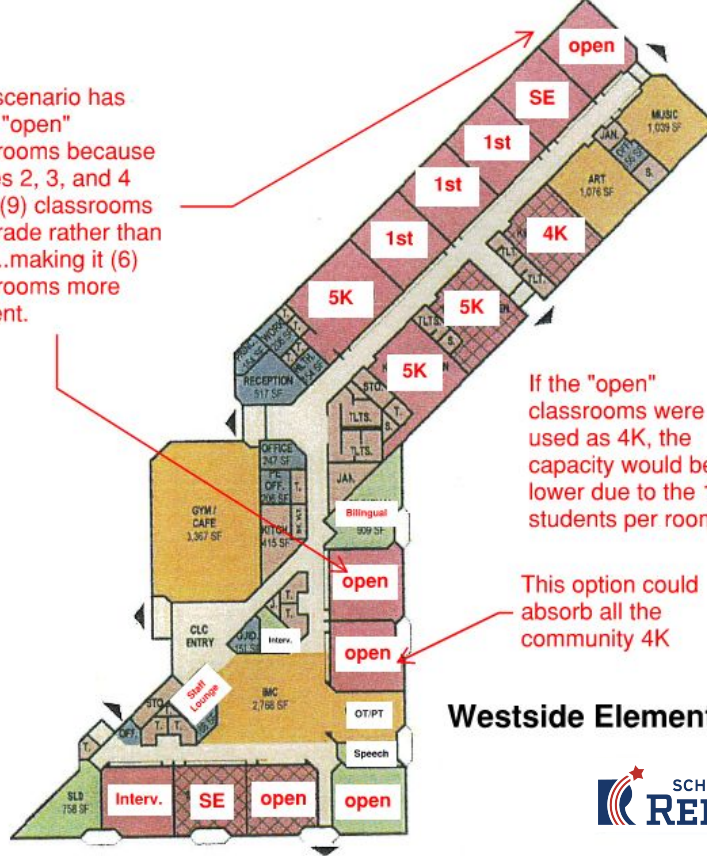


**4K-1** (8) Sections per grade

**Scenario : 1**



This scenario has more "open" classrooms because grades 2, 3, and 4 have (9) classrooms per grade rather than (11)....making it (6) classrooms more efficient.



If the "open" classrooms were used as 4K, the capacity would be lower due to the 18 students per room

Capacity:  
 4K : 1 @ 18 = 18  
 5K : 3 @ 18 = 54  
 1st : 3 @ 20 = 60  
 Open : 5 @ 20 = 100

Max total = 232  
 Functional total 90% = 209

This option could absorb all the community 4K

### Westside Elementary Sch



**4K-1** (3) Sections per grade + Community 4K

**Scenario : 1**

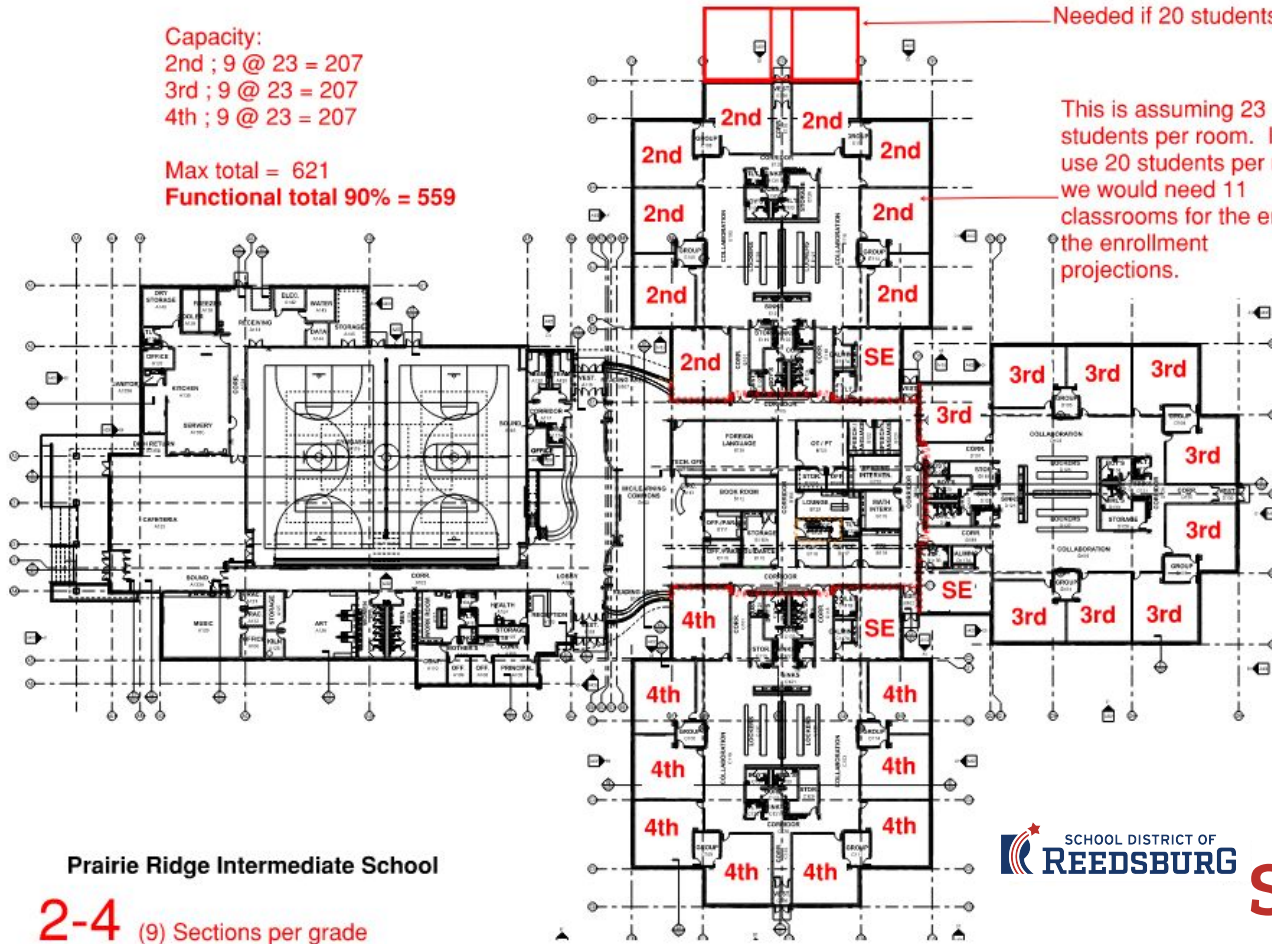


Capacity:  
 2nd ; 9 @ 23 = 207  
 3rd ; 9 @ 23 = 207  
 4th ; 9 @ 23 = 207

Max total = 621  
 Functional total 90% = 559

Needed if 20 students per room

This is assuming 23 students per room. If we use 20 students per room we would need 11 classrooms for the end of the enrollment projections.



Prairie Ridge Intermediate School

2-4 (9) Sections per grade

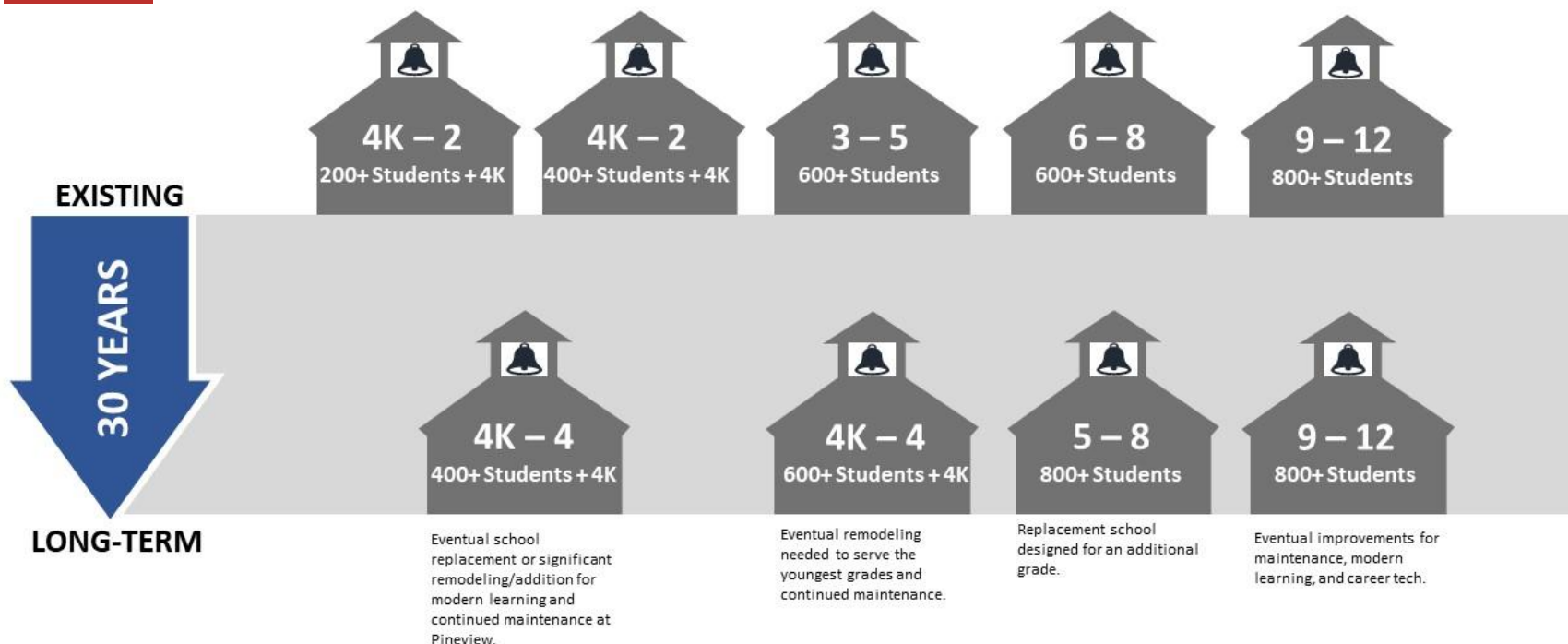


Scenario : 1



NEW

# WHAT IF...?





# SD of Reedsburg : Long-Term Facilities Planning 4K-4, 5-8, 9-12

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559 Capacity (90%)	559	559	559	559	559	559	1115	1115	1115	1115	1115	1115	1115	1115	1115
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(9-12) Enrollment/Projection	896	910	924	919	914	900	885	870	855	841	844	847	851	854	857
1112 Capacity (80%)	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112

Assumes 18 students per classroom

under capacity

5-8 solution remains under capacity

9-12 solution remains under capacity

Nov 2024 Referendum: New 5-8 MS on District Owned Property for 850 Students

Occupy new 5-8 MS

Based on enrollment projections only, a future project is not needed if (5) buildings remain used

# Scenario : 1b

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







Capacity:  
 4K ; 1 @ 18 = 18  
 5K ; 4 @ 18 = 72  
 1st ; 4 @ 20 = 80  
 2nd ; 4 @ 20 = 80  
 3rd ; 4 @ 23 = 92  
 4th ; 4 @ 23 = 92

Max total = 434  
 Functional total 90% = 391

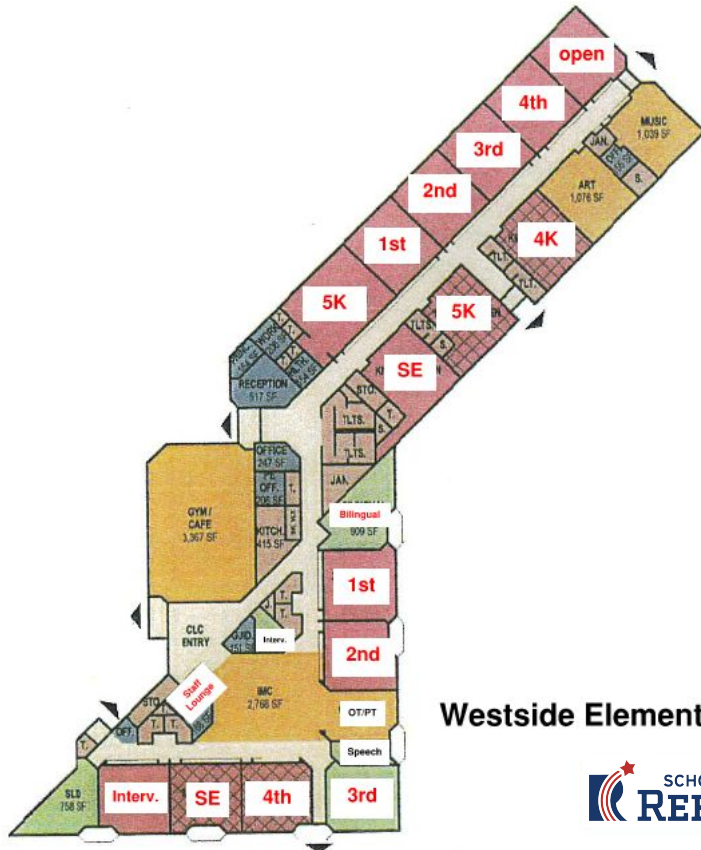
Pineview Elementary School



**4K-4** (4) Sections per grade

**Scenario : 1b**





Capacity:  
 4K ; 1 @ 18 = 18  
 5K ; 2 @ 18 = 36  
 1st ; 2 @ 20 = 40  
 2nd ; 2 @ 20 = 40  
 3rd ; 2 @ 23 = 46  
 4th ; 2 @ 23 = 46  
 Open ; 1 @ 23 = 23

Max total = 249  
**Functional total 90% = 224**

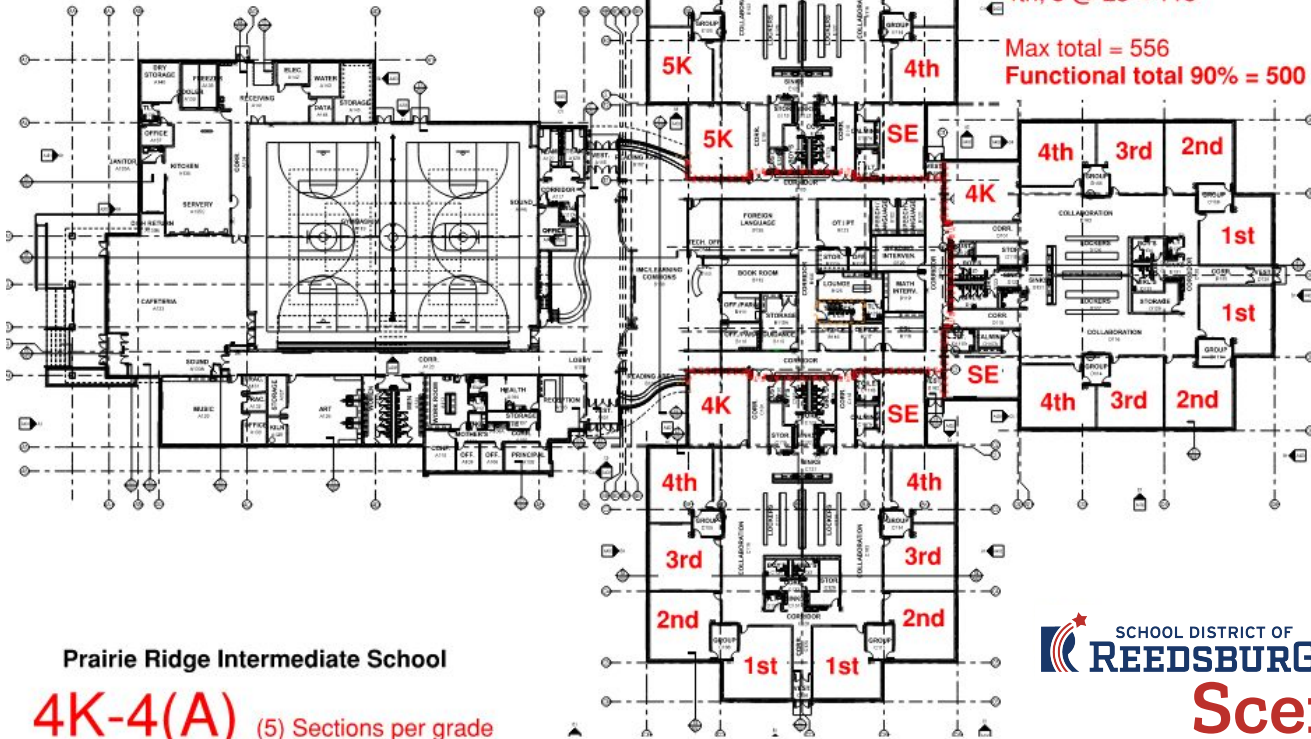
**Westside Elementary School**



**4K-4** (2) Sections per grade

**Scenario : 1b**

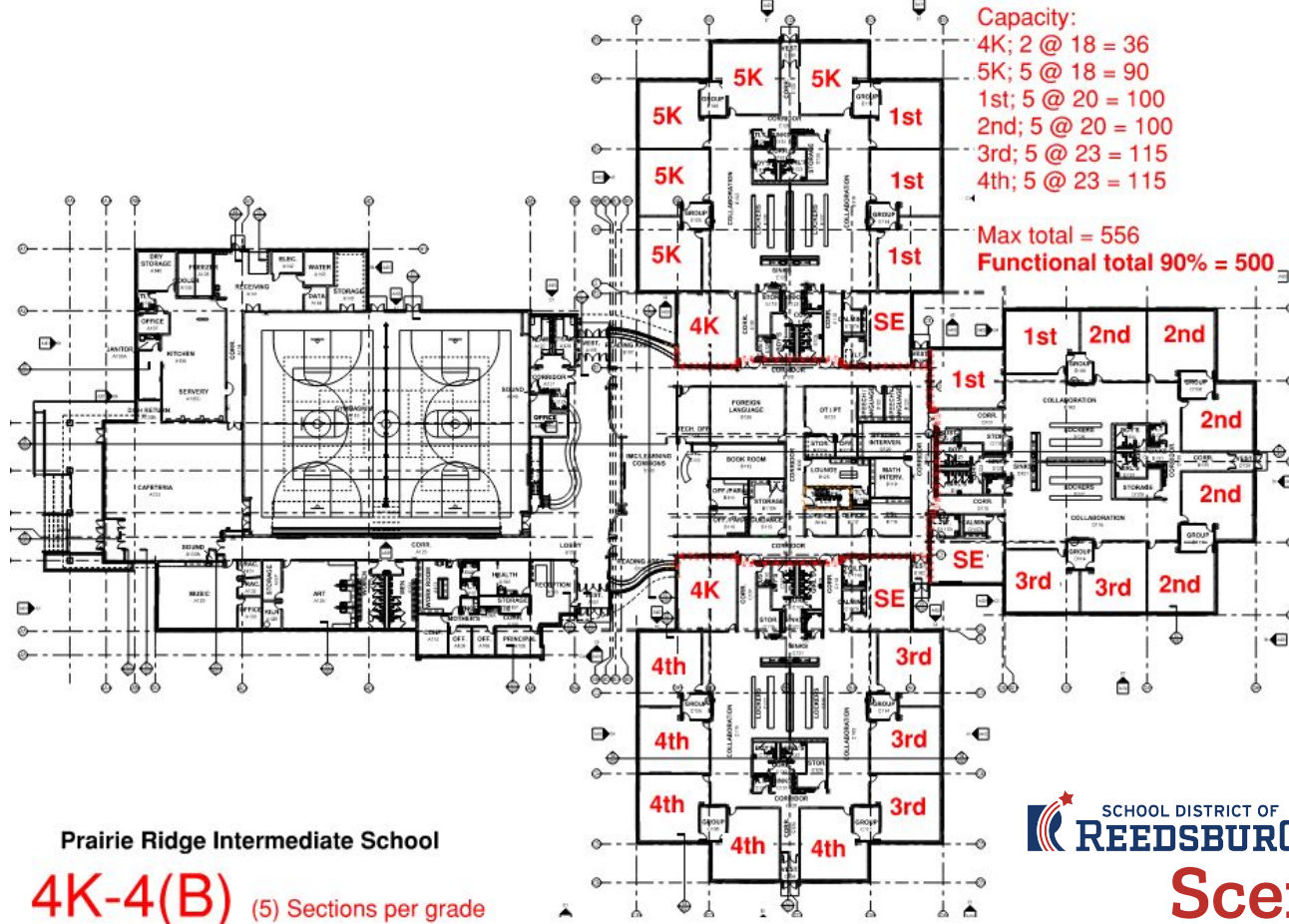




**Scenario : 1b**







**Scenario : 1b**



# Transitioning to Four Buildings

- **Neither scenario allows the District to move immediately to four buildings when a new 5-8 middle school opens.**
- **Making the transition to four buildings will require either an addition to (or replacement of) Pineview Elementary for both Scenario 1 and Scenario 1B.**
- **The size of the addition would need to be significantly larger under Scenario 1B.**



# Summary of Final Scenarios



# Scenario 1

## 4K-1, 2-4, 5-8, 9-12

- Both Westside and Pineview will initially need to remain in operation.
- The need for an addition to Prairie Ridge is likely by the end of the current enrollment projections (2034-35).
- An addition to Pineview (or replacement of) would be required in order to eliminate Westside at some point in the future.
- This scenario does not address modernization at Pineview or Westside without future additions and/or remodeling.
- Without an addition at Prairie Ridge, the 2nd grade classrooms would be 23 students per class at the end of the enrollment projections.
- A traffic impact analysis and coordination with the city for road improvements will be necessary during the 5-8 building development process.



# Scenario 1

## 4K-1, 2-4, 5-8, 9-12

- This scenario consolidates all 2nd grade staff in the same building, which enhances both coordination at the grade level, as well as articulation between grade levels.
- This scenario would eliminate nearly half of our deferred maintenance needs if the 5-8 building was done as a part of any “phase 1” project.
- This scenario eliminates the need to discuss attendance boundaries for the 4K-4 buildings in order to keep them balanced as housing growth will not likely be evenly divided among the three areas.
- This scenario increases the opportunity to gain savings through economies of scale.
- Modernization and career pathway renovations will still be needed at RAHS at some point.





# Scenario 1(b)

## 4K-4, 5-8, 9-12

- This will require all five buildings to remain in operation at the start, with Westside, Pineview, and Prairie Ridge all functioning as 4K-4 schools.
- There would likely be no additions needed over time if all three schools continued to operate as 4K-4 schools.
- There would be significant capital maintenance needed over time at Westside and Pineview if both were going to remain in operation long-term.
- Keeping both Pineview and Westside long-term would require modernization to those buildings in order to provide educational equity among the three 4K-4 schools.
- A traffic impact analysis and coordination with the city for road improvements will be necessary during the 5-8 building development process.



# Scenario 1(b)

## 4K-4, 5-8, 9-12

- The addition to (or replacement of) Pineview in order to have enough space to close Westside would be significantly larger in this scenario than in scenario #1.
- Having three 4K-4 schools increases the challenges to grade level coordination and articulation to the 5-8 building.
- This scenario could necessitate a discussion on attendance boundaries for the 4K-4 buildings in order to keep them balanced as housing growth will not likely be evenly divided among the three areas.
- Modernization and career pathway renovations will still be needed at RAHS at some point.
- Long-term, this scenario will be more expensive for the District than scenario #1.



# Discussion of Final Scenarios



# Next Steps on this "Road Trip": January - June 2023



## Long-Term Facilities Planning Schedule: Closer Look at January - June 2023 Road Trip

Updated 4/13/23

January 2023	February & March 2023	April & May 2023	June 2023
<p><b>Board Workshop (Jan. 11th)</b></p> <ul style="list-style-type: none"> <li>Share initial analyses (graphics only) of the "destination" ideas brainstorm activity from 12/14 workshop, ask for clarity/priority on "first need"</li> <li>Kraemer presents an overview of the current construction market, along with an updated FCA cost summary</li> <li>Establish high level connection to 10-Year Capital Plan, establishing Fund 46 before the end of June 2023, other funding options</li> <li>Share Focus Group strategy, structure, logistics, promo plan, gather input on questions</li> </ul>	<p><b>Board Workshop (Feb. 1st)</b></p> <ul style="list-style-type: none"> <li>Review updated "destination" brainstorming work</li> <li>Connect teaching &amp; learning initiative to long-term facilities planning                             <ul style="list-style-type: none"> <li>Career Pathways</li> <li>Collaborative Practices</li> <li>Future of Loganville</li> </ul> </li> <li>Share Modern Learning Environments presentation and recent project examples from across the state &amp; country</li> <li>Review upcoming Community Informational Sessions and Focus Group content, details, promotion strategy</li> </ul> <p><b>Community &amp; Staff Information Sessions at Webb MS (Feb. 15 &amp; 21)</b></p> <ul style="list-style-type: none"> <li>Present background on Strategic Plan &amp; Long-Term Facilities Planning Journey</li> <li>Share current state of facilities with high level FCA cost summary update</li> <li>Share connection between teaching &amp; learning and modern learning environments</li> <li>Share approach and explain what long-term facilities planning and how grade level configurations impact potential solutions</li> <li>Identify key topics for discussion &amp; dialogue</li> <li>Brief survey to help inform Focus Group conversations</li> </ul> <p><b>Board Workshop (March 8th)</b></p> <p><b>Community &amp; Staff Focus Groups (Mar. 21 &amp; 29)</b></p> <ul style="list-style-type: none"> <li>Mid-March 2023 - Offer Multiple Small Group Sessions - Mostly Listening!                             <ul style="list-style-type: none"> <li>Brief recap of info shared in Round 1</li> <li>Share survey feedback, ask follow questions</li> <li>Share preliminary scenarios/destinations</li> </ul> </li> </ul>	<p><b>Board Workshop (s) - One Each Month</b></p> <p><b>April 19th</b></p> <ul style="list-style-type: none"> <li>Review &amp; discuss a summary of focus group data &amp; feedback                             <ul style="list-style-type: none"> <li>What did we learn from the community &amp; staff and how does this guide facilities planning?</li> <li>Are there scenarios we can eliminate?</li> <li>Can we narrow scenarios for final exploration?</li> </ul> </li> <li>Discuss high level financial perspective associated with potential future borrowings (Wisconsin Public Finance Professional/Carol Wirth)</li> <li>Update on Fund 46 resolution and 10-Year Capital Projects Plan</li> </ul> <p><b>May 24th</b></p> <ul style="list-style-type: none"> <li>Discuss identified strengths and challenges associated with each scenario identified for final exploration in April.</li> <li>Come to consensus on the long-range scenario (# of buildings and grade configurations) to be considered for approval in June.</li> <li>Brainstorm key communication points to be included in the June Board presentation.</li> <li>Present <i>draft</i> resolution to establish Fund 46 and the 10-Year Capital Projects Plan (to be considered for approval at the June meeting).</li> <li>Outline schedule for the next six months, with a light break over the summer.</li> </ul>	<p><b>Board Meeting - June 19</b></p> <ul style="list-style-type: none"> <li>Take Action on recommended Long-Term Facilities Plan</li> </ul>



# Key Communications Brainstorming



# **Fund 46 Draft Resolution and 10-Year Capital Projects Plan**

[Draft Resolution Fund 46 PDF](#)



# **Success Criteria for Tonight's Workshop - Did We?**

- ✓ **Review and understand updated Final Destination Scenarios, and discuss identified strengths and challenges associated with each.**
- ✓ **Learn more about design strategies that support the separation of potential grade levels and use of shared spaces.**
- ✓ **Come to consensus on the long-range planning scenario to be recommended for Board action in June.**
- ✓ **Review draft resolution to establish Fund 46 and the 10-Year Capital Projects Plan to be recommended for Board action in June.**
- ✓ **Brainstorm key communication highlights to be incorporated into the June board meeting, and confirm understanding of the next steps in the work.**



# Key Takeaways from May 24th Workshop

- Thoroughly reviewed the updated final Destination Scenarios 1 and 1B and discussed identified strengths and challenges associated with each.
- Transitioning to Four Buildings: Neither scenario allows the District to move immediately to four buildings when a new 5-8 middle school opens. Making the transition to four buildings will require either an addition to (or replacement of) Pineview Elementary School for both Scenario 1 and Scenario 1B. The size of the addition would need to be significantly larger under Scenario 1B.
- 5-8 Middle School Space Exploration: Learned more about design strategies that support separating potential grade levels and using shared spaces. A potential new middle school for a 5-8 building would only need to be approximately 13% larger than a 6-8 building.
- Some of the Career Exploration Improvements at Reedsburg Area High School can be made without building updates. Remodeling of some spaces and updated equipment will be needed in the future.
- The enrollment projections from the Mark Roffers report assume current open enrollment numbers as of today moving forward. This report would need to be updated every few years to continue accurately representing future enrollment.
- The board came to a consensus on the long-range planning scenario to be recommended for Board action in June - Scenario 1. This scenario eliminates a lot of challenges and provides the best solutions for students, teachers, and taxpayers moving forward.





# Key Takeaways from May 24th Workshop

- At the June board meeting, looking to approve a 30-year long-term facilities plan. It is the final Destinations approval. It does NOT include any projects (referendum).
- The board should be proud of their due diligence and efforts with all Scenario reviews. The further exploration of Scenario 1B brought to the forefront the vast number of challenges and extra costs associated with it.
  - Attendance boundaries to balance building enrollment
  - The separation of 4K-4 teachers in two buildings disrupts collaboration
  - More extensive building modernizations and additions
  - Some students would have an additional school transition in order to balance capacity
- This long-term planning work doesn't factor in anything that happens with the state budget, but it is a plan for how the District can move forward with long-term facilities planning and management.
- The board reviewed the draft resolution to establish Fund 46 to understand further the value of its impact on the district along with the 10-Year Capital Projects Plan. The 10-Year Capital Projects Plan is a living document. Both will be recommended for Board action in June.





SCHOOL DISTRICT OF  
**REEDSBURG**

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# Big Screen Break Timer

