

#### LONG-TERM FACILITIES PLAN

Recommendation for Consideration & Possible Action

June 19, 2023

#### Putting Long-Term Facilities Planning into a Broader Context

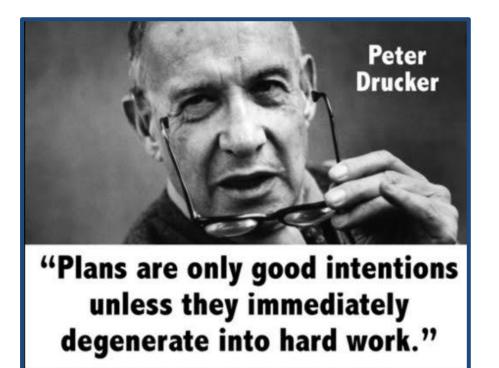
Strategic Planning...

- ★ 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.
- $\star$  Focuses on results.

#### Strategic Focus Areas

- 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

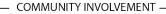
Innovative Facilities with Modern Learning Environments

- Develop a long-term facilities plan for Board consideration & approval.
- Finalize the development of a 10-Year Capital Projects Plan for Board approval.



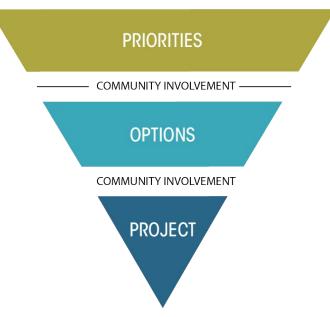
#### LONG-TERM FACILITIES PLANNING

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.





— COMMUNITY INVOLVEMENT ·



# Background Materials that Informed Plan Development

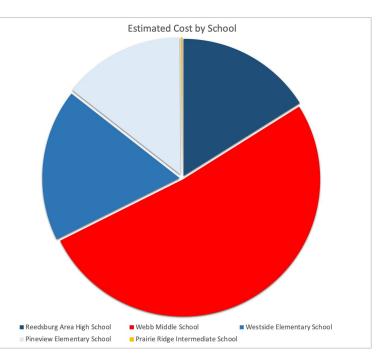


## FCA Priority & Cost Analysis Update Summary

Building	E	Dec. 2022 Estimated Cost	Nov. 2024 Estimated Cost	2026 Estimated Cost
Reedsburg Area High School	\$	4,050,000.00	\$ 4,455,000.00	\$ 4,860,000.00
Webb Middle School	\$	12,980,000.00	\$ 14,285,000.00	\$ 15,580,000.00
Westside Elementary School	\$	4,520,000.00	\$ 4,980,000.00	\$ 5,440,000.00
Pineview Elementary School	\$	3,600,000.00	\$ 3,970,000.00	\$ 4,325,000.00
Prairie Ridge Intermediate School	\$	35,000.00	\$ 40,000.00	\$ 45,000.00
Loganville C.A.F.E.		TBD	TBD	TBD
Hartje Center		TBD	TBD	TBD
TOTAL	\$	25,185,000.00	\$ 27,730,000.00	\$ 30,250,000.00

#### Notes:

- 1. Budgets have not been bid, but have been developed based on past cost histories and some key subcontractor and supplier assistance.
- 2. The budgets include 25% Contingency, A/E Fees, and Fixtures, Furniture, and Equipment (FF&E).
- 3. 2024 & 2026 budgets have been updated using an estimated 5% per year inflation factor.
- 4. Excludes athletic field improvements, site lighting, and site safety analysis.



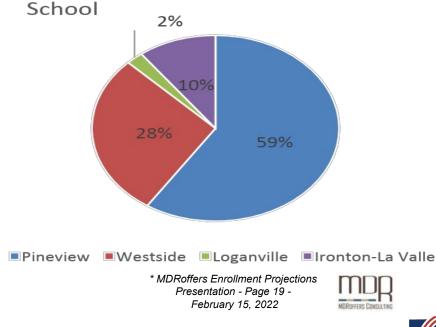
\* Board Workshop Long-Term Facilities Planning - Page 37 -January 11, 2023



# **Housing Projections—Overview**

- We project 1,290 new housing units in the RSD between 2022 and 2035—or about 90 housing units per year
- About 2x rate from 2010-2020, but less than 2017-2020 average
- ~51% of new units are projected to be single family homes, lower than in the past given changing market

Projected 2022-2035 Housing Unit Growth by Closest Elementary



# **Enrollment Projections -**Grades 4K-12 (All Schools)

- Between 2021 and 2035, we project an increase of 150 resident 4K-12 students in SDR schools
  - ~11 new resident students per year, on average
  - Does not include open-enrollment-in
  - Open-enrollment-out and private and home school enrollment assumed to continue at similar rates
- Much less than the projected 1,290 housing units by 2035
  - Relatively low student-per-housing unit ratios—not like the past
  - Decreasing birth rates and students from most existing homes
  - Expectation that 49% of new housing will be multiple-family units

\* MDRoffers Enrollment Projections Presentation - Page 25 -February 15, 2022

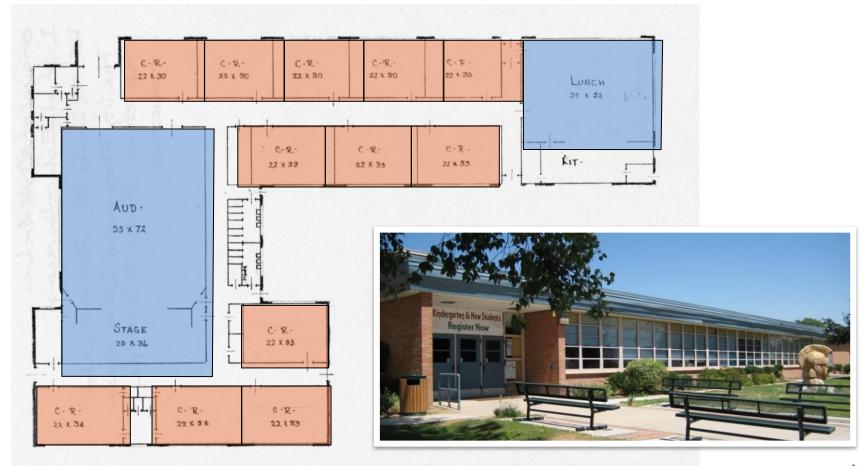


updated		2022 120	18										Signifi	cantly Und	er Capacity		(-151 & r	nore)
SD of Reedsb		Lon	T T		-		anni							Und	er Capacity		(-26 to -1	150)
SD OI REGUSD	urg .	LOII	R-14	ппге	aciiiti	CS FI	diiii	iig						With	in Capacity		(+/- 25)	
				1										Ov		(+26)		
Option	Do No	thing																
											Indicate	s Year Data	Taken Dire	ectly From	MD Roffers			
	Enrollment Projections Based on MD Roffers 03.21.2022 Study - Open Enrollment I													nt In				
Grade Configuration & Current	2021-	2022-	2023	2024-	2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-			
Capacity	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	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	2+ sections 2036		
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	9+ sections 2036		
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	8+ sections 2036		
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	8 classrooms 2036		
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	8+ classrooms 2036		
(44.5) 5 11 125 1 12							500		600					600	600			007 (0
(4K-2) Enrollment/Projection	541	554	568	573 553	577 553	583 553	589	595	602 553	608	611 553	614 553	617 553	620 553	623	Enrollment/Projection	WE PE	207 (3+ section
553 Capacity (90%)	553	553	553	223	553	333	553	553	223	553	223	333	223	333	553	Capacity	PE	346 (6 section)
(3-5) Enrollment/Projection	511	514	517	527	536	542	548	554	560	566	569	573	576	579	582	Enrollment/Projection		
559 Capacity (90%)	559	559	559	559	559	559	559	559	559	559	559	559	559	559	559	Capacity		(9 section)
						•	•		•					•				
(6-8) Enrollment/Projection	583	574	566	556	547	551	556	560	565	569	575	582	589	595	602	Enrollment/Projection		
589 Capacity (75%)	589	589	589	589	589	589	589	589	589	589	589	589	589	589	589	Capacity		
					ļ			ļ								•		
(9-12) Enrollment/Projection	896	910	924	919	914	900	885	870	855	841	844	847	851	854	857	Enrollment/Projection		
1112 Capacity (80%)	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	Capacity		

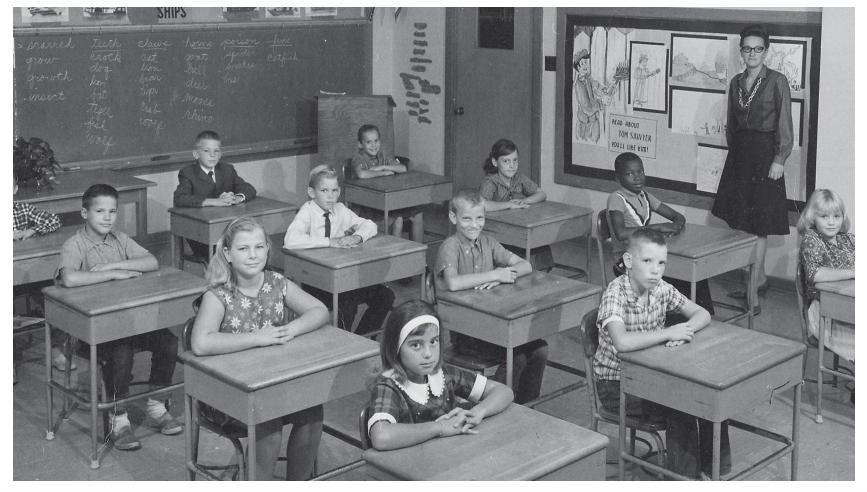


# Modern Learning Environments







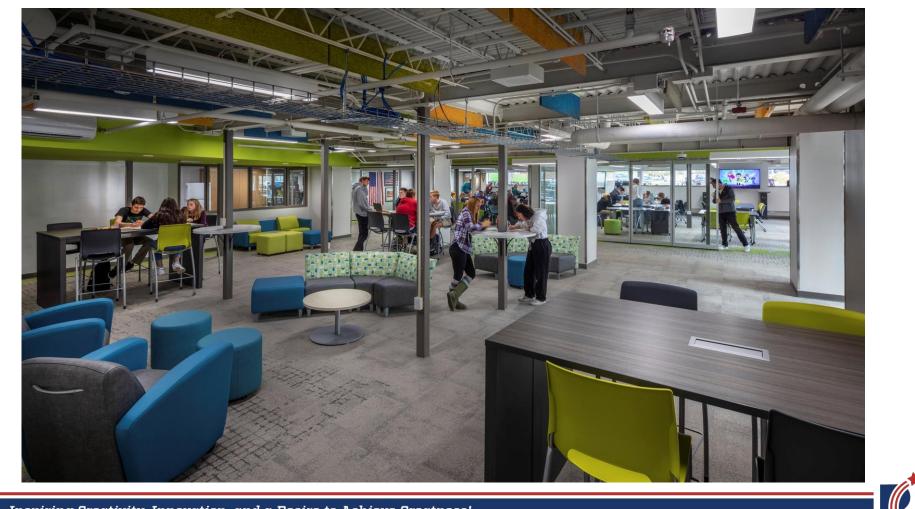












#### LONG-TERM FACILITY PLANNING:

#### What does the district look like in 30 years?



#### LONG-TERM FACILITY PLANNING:

## Think of it as a road trip...





#### What is your Destination?



- Number of Schools
- Building Capacities
- Grade Alignments



## What is your Route?



- How does enrollment & capacity factor into our plan?
- What is the first phase?
- What is the second phase?
- How will Fund 46 support parts of the plan?



#### LONG-TERM "DESTINATION"







### Identifying and Evaluating "Destinations"

- 8 different, potential scenarios were initially identified and evaluated by the Board.
- Board narrowed these scenarios to 5, which were then brought to staff and the community for focus group feedback.
  Tuesday, March 21, 2023
  - Wednesday, March 29, 2023



### **Themes from Staff & Community Feedback**

- Any move to only 3 school buildings would result in building enrollments that feel too large.
- Long-term, 4 school buildings was identified as the "sweet spot" for Reedsburg.
- Still some interest in maintaining 5 buildings.
- Strong negative response to moving 8th grade to RAHS.
- Creating a 5-8 grade building was more acceptable, given that building design could separate grades 5-6 and 7-8.
- Facility planning should be student-centered.
- Some desire for reducing transitions between buildings.



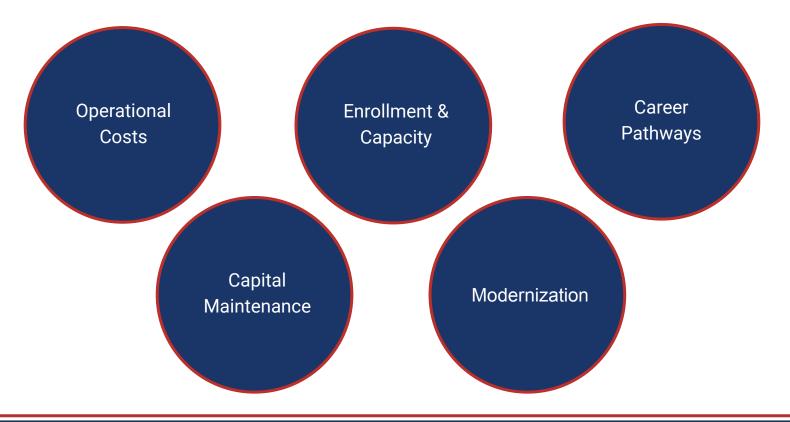
**Final Scenarios for Deeper Analysis** 

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

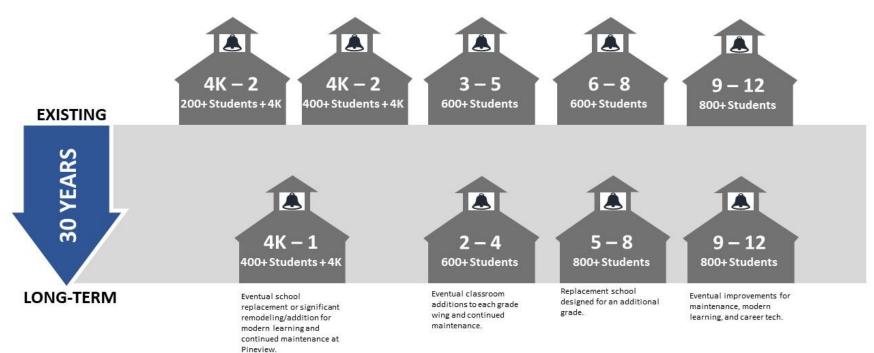
#### 4K-4, 5-8, 9-12



#### Key Factors/Filters for Further Scenario Analysis



#### AND REPORTED AND ADDRESS OF TAXABLE PARTY.



#### CUC Design to elevate people's potential

#### **Recommended Destination**



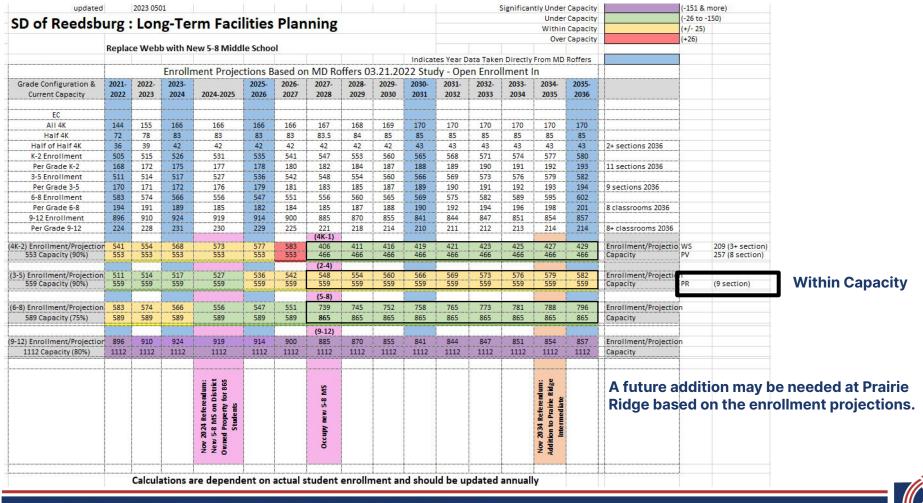
### **Transitioning to Four Buildings**

- This plan <u>does not</u> allow 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 at some point <u>in the future.</u>



				Nov 2024 Referendum: New 5-8 MS on District Owned Property for 865 Students			Occupy new 5-8 MS							Nov 2034 Referendum: Addition to Prairie Ridge Intermediate					
The copacity (co/d)		1116	1112	1112	1112							1112	2			superity			
12) Enrollment/Projection 1112 Capacity (80%)	896 1112	910 1112	924 1112	919 1112	914 1112	900 1112	885 1112	870 1112	855 1112	841 1112	844 1112	847 1112	851 1112	854 1112	857 1112	Enrollment/Projectio Capacity	n		
							(9-12)												
589 Capacity (75%)	589	589	589	589	589	589	865	865	865	865	865	865	865	865	865	Capacity			
-8) Enrollment/Projection	583	574	566	556	547	551	(5-8) 739	745	752	758	765	773	781	788	796	Enrollment/Projectio	n		
559 Capacity (90%)	559	559	559	559	559	559	559	559	559	559	559	559	559	559	559		PR	(9 section)	
-5) Enrollment/Projection	511	514	517	527	536	542	(2-4) 548	554	560	566	569	573	576	579	582	Enrollment/Projectio	n		-
(-2) Enrollment/Projection 553 Capacity (90%)	541 553	554 553	568 553	573 553	577 553	583 553	406 466	411 466	416 466	419 466	421 466	423 466	425 466	427 466	429 466		WS PV	209 (3+ section) 257 (8 section)	Under Capacity
						•	(4K-1)										2		
Per Grade 9-12	224	228	231	230	229	225	221	218	214	210	211	212	213	214	214	8+ classrooms 2036			
9-12 Enrollment	896	910	924	919	914	900	885	870	855	841	844	847	851	854	857	2 - 3551001115 2000			
Per Grade 6-8	194	191	189	185	182	184	185	187	188	190	192	194	196	198	201	8 classrooms 2036			
6-8 Enrollment	583	574	566	556	547	551	556	560	565	569	575	582	589	595	602	5 Sections 2030			
Per Grade 3-5	170	171	172	176	550 179	542 181	183	185	187	189	190	191	192	193	582 194	9 sections 2036			
3-5 Enrollment	511	514	517	527	536	542	548	554	560	566	569	573	576	579	582	TT SECTIONS 2000			
Per Grade K-2	168	172	526 175	551 177	555 178	180	182	555 184	187	188	189	190	191	192	580 193	11 sections 2036			
K-2 Enrollment	36 505	39 515	42 526	42 531	42 535	42 541	42 547	42 553	42 560	43 565	43 568	43 571	43 574	43 577	43 580	2+ sections 2056			
Half 4K Half of Half 4K	72 36	78	83 42	83 42	83 42	83 42	83.5 42	84 42	85 42	85 43	85 43	85 43	85 43	85 43	85 43	2+ sections 2036			
All 4K	144	155	166	166	166	166	167	168	169	170	170	170	170	170	170				
EC																			
Current Capacity	2022	2023	2024	2024-2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036				
Grade Configuration &	2021-	2022-	2023-		2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-				
			Enrolln	nent Projec	tions B	ased o	n MD Ro	offers O	3.21.20	22 Stu	dy - Ope	en Enro	llment	In					
														From MD	Roffers				
	Replac	e Webb	with No	ew 5-8 Middl	le Schoo	ol													
							-								Capacity	2	(+26)		
D of Reedsbu	urg :	Lon	g-Tei	m Facil	lities	Plar	ning								Capacity Capacity		(-26 to - (+/- 25)		

#### pacity



updated		2023 050											Significar	ntly Under	Capacity			more)	
SD of Reedsbu	ira	· Lon	g-To	rm Faci	litios	Plan	ning								Capacity		(-26 to		
SD OF Recussi	18	. LOII	5-10	maci	incres	I Iali	5								Capacity		(+/- 25)		
	Deale		L		la Calca								1	Over	Capacity		(+26)		
	керіа	ce web	D WITH N	ew 5-8 Midd	le Schoo	ы											a.	-	
			- II								tes Year D				Rotters		2		
				nent Projec	v		v	·····				·····							
Grade Configuration &	2021-	2022-	2023-		2025-	2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-				
Current Capacity	2022	2023	2024	2024-2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	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	2+ sections 2036			
K-2 Enrollment	505	59 515	526	531	535	42 541	42 547	553	560	45 565	568	45 571	574	43 577	43 580	2+ 300013 2030			
Per Grade K-2	168	172	175	177	555 178	180	182	184	187	188	189	190	191	192	193	11 sections 2036		-	
3-5 Enrollment	511	514	517	527	536	542	548	554	560	566	569	573	576	579	582	11 SECTIONS 2000			
Per Grade 3-5	170	514 171	172	527 176	536 179	·····	å	÷	187			573 191	192		582 194	0 settiens 2026			
			566	¢	179 547	181	183	185		189 569	190	¢		193		9 sections 2036			
6-8 Enrollment	583	574		556		551	556	560	565		575	582	589	595	602	8 ala ana ama 2020			
Per Grade 6-8	194	191	189	185	182	184	185	187	188	190	192	194	196	198	201	8 classrooms 2036			
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 (4K-1)	218	214	210	211	212	213	214	214	8+ classrooms 2036			
4K-2) Enrollment/Projection	541	554	568	573	577	583	406	411	416	419	421	423	425	427	429	Enrollment/Projectio	WS	209 (3+ section)	
553 Capacity (90%)	553	553	553	553	553	553	466	466	466	466	466	466	466	466	466	Capacity	PV	257 (8 section)	
				•	•		(2-4)	Ì	1				1		•••••••••••••••••••••••••••••••••••••••				
3-5) Enrollment/Projection	511	514	517	527	536	542	548	554	560	566	569	573	576	579	582	Enrollment/Projectio	n.		
559 Capacity (90%)	559	559	559	559	559	559	559	559	559	559	559	559	559	559	559	Capacity	PR	(9 section)	
		-	0		•	1	(5-8)					•							
6-8) Enrollment/Projection	583	574	566	556	547	551	739	745	752	758	765	773	781	788	796	Enrollment/Projectio	n <b>E</b>	-0 middla	school remains unde
589 Capacity (75%)	589	589	589	589	589	589	865	865	865	865	865	865	865	865	865	Capacity	Э		school remains unue
																	С	apacity	
9-12) Enrollment/Projection	896	910	924	919	914	900	(9-12) 885	870	855	841	844	847	851	854	857	Enrollment/Projectio		apaony	
1112 Capacity (80%)	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	Capacity			
1112 Capacity (60%)	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	capacity			
				24 Referendum: -8 MS on District Property for 865 Students			10							Nov 2034 Referendum: Addition to Prairie Ridge Intermediate					
				l Referendum: MS on District operty for 865 udents			MIS							Rid u			8		
				a d d a			8°							irie ate			8		
				S o Solert			new							Pra Pra			8		
				M In In										2 Q L			8		
				2024 5-8 1 5-8 1 5-8 1 7-8 1 5-8 1 8 1 8 1 8 1			Ē.							E io II			B		
				Nov 20 New 5- Owned			Occupy							10 H					
				zző										Z B					
										1	1		1	1			1		
		Calcula	ations a	re depend	ent on	actual s	tudent	enrolln	nent ar	nd shou	ld be u	pdated	annual	y	5-10-10-10-10-00-00-00-00-00-00-00-00-00-		8		
		-0.0180-312-3	en en en de			- 10 10 10 S A	and the second			and a car de		204 (0.07) (0.07)	end to match	•		1			

Replace Webb with New 5-8 Middle School															r Capacity		(+26)		
	T		Encolle	nent Projec	tions	lacad or		fforc 0	2 21 20		tes Year D				Roffers				
Grade Configuration &	2021-	2022-	2023-	nent Projec	2025-	2026-	2027-	2028-	2029-	22 Stu 2030-	2031-	2032-	2033-	2034-	2035-				
Current Capacity	2022	2022-	2023-	2024-2025	2025	2020-	2028	2029	2030	2030-	2031-	2032-	2033-	2034	2035				
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	2+ sections 2036			
K-2 Enrollment	505	515	526	531	535	541	547	553	560	 565	568	571	574	577		2- 500013 2050			
Per Grade K-2	168	172	175	177	178	180	182	184	187	188	189	190	191	192	193	11 sections 2036			
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	9 sections 2036			
6-8 Enrollment	583	574	566	556	547	551	556	560	565	569	575	582	589	595	602	5 500015 2000			
Per Grade 6-8	194	191	189	185	182	184	185	187	188	190	192	194	196	198	201	8 classrooms 2036			
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	8+ classrooms 2036			
							(4K-1)												
4K-2) Enrollment/Projection 553 Capacity (90%)	541 553	554 553	568 553	573 553	577 553	583 553	406 466	411 466	416 466	419 466	421 466	423 466	425 466	427 466	429 466	Enrollment/Projectio Capacity	WS PV	209 (3+ section) 257 (8 section)	
555 capacity (50%)	- 222					200		+00	400	400	400	400	400	400	400	capacity	FV	237 (8 Section)	
3-5) Enrollment/Projection	511	514	517	527	536	542	(2-4) 548	554	560	566	569	573	576	579	582	Enrollment/Projection			
559 Capacity (90%)	559	559	559	559	559	559	559	559	559	559	559	575	559	579	559		PR	(9 section)	
			-			-	(5-8)												
6-8) Enrollment/Projection	583	574	566	556	547	551	739	745	752	758	765	773	781	788	796	Enrollment/Projection	-		
589 Capacity (75%)	589	589	589	589	589	589	865	865	865	865	865	865	865	865	865	Capacity			
365 Capacity (1576)	- 205	505	505		205	205	(9-12)	- 005	005	005	005	005	005	005	605	capacity			
9-12) Enrollment/Projection	896	910	924	919	914	900	885	870	855	841	844	847	851	854	857	Enrollment/Projection			
1112 Capacity (80%)	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	1112	Capacity	KA	AHS rema	ins under capacit
				ndum: District for 865			S MS							e Ridge be					
				Nov 2024 Referendum: New 5-8 MS on District Owned Property for 865 Studems			Occupy new 5-8							Nov 2034 Referendum: Addition to Prairie Ridge Intermediate					

### Key Elements to the Recommendation

- A 5-8 building will immediately alleviate capacity concerns at the elementary level.
- The need for an addition to Prairie Ridge may need to be considered by the end of the current enrollment projections (2034-35).
- This recommendation consolidates all 2nd grade staff in the same building, which enhances both coordination at the grade level, as well as articulation between grade levels.
- Both Westside and Pineview will initially need to remain in operation.
- An addition to (or replacement of) Pineview would be required at some point in order to move to four school buildings and eliminate Westside.
- The eventual move to four buildings reduces future operating costs.

#### Key Elements to the Recommendation

- Without an addition at Prairie Ridge, the 2nd grade classrooms would be 23 students per class at the end of the enrollment projections (2034-35).
- Approximately half of the deferred maintenance needs would be eliminated if a new 5-8 building was done as a part of any "phase 1" project in the future.
- This recommendation does not address modernization at Pineview or Westside without future additions and/or remodeling.
- Modernization and career pathway renovations will still be needed at RAHS at some point.
- A traffic impact analysis and coordination with the city for road improvements will be necessary during a 5-8 building development process.



#### **Final Long-Term Facilities Plan Recommendation:**

## Future Grade Level Configuration: 4K-1, 2-4, 5-8, 9-12



## Next Steps in the Process

- Communicate the Board's recommendation and summarize the work of the past 10+ months
- Develop a timeline to guide our long-term facilities planning work through the end of 2023 and into 2024
- Focus on further program and scope development, cost estimating, and financial analysis as we begin to evaluate and define a preliminary Phase 1 plan
- Develop a comprehensive communications and stakeholder engagement plan for Fall 2023
- Take a rest this summer and "get back at it" in September at a Board Workshop!



# **QUESTIONS?**





# SCHOOL DISTRICT OF REEDSBURG