

**WHAT is on the ballot on Tuesday, October 10?**

On Tuesday, October 10, community members will have an opportunity to vote on a \$32,000,000 referendum. The referendum seeks permission to use general obligation bonds to pay for improved security at all existing schools; a new Elementary School; a new transportation facility; renovations and modernizations; and furnishings, fixtures, and equipment associated with the updates.

To review the Referendum ballot question, please visit [www.rsd.k12.wi.us](http://www.rsd.k12.wi.us)

**WHY is the District proposing this plan?**

After extensive evaluation and in response to the community survey conducted in March, the district has identified various district-wide needs as a part of a long-range facility plan to address maintenance issues and aging systems. The district has considered many factors throughout the pre-referendum process. Options were assessed according to their priority.

» **School Security Improvements** is the district's top priority, as all of the existing buildings need improved secure entrances. School offices will be reconfigured and / or secure entrances will be added in order to better monitor and control visitor access.

» **Building Infrastructure Updates** are needed, as some building systems, including heating, cooling, electrical, and plumbing are failing. Other current building systems are approaching the end of their service life and are therefore less efficient and require ongoing repairs. Also, many of the schools' roofs and interior finishes, including flooring, ceiling tiles, lighting, and cabinetry need to be replaced. Many of these expenses are too large to address within the district's operating budget. It has been determined that the needed improvements to South Elementary School are not cost effective and therefore it should no longer operate as a public school building.

» **Elementary Capacity** at all schools within the Reedsburg city limits need to be addressed. Each school is operating over capacity creating operational challenges.

» **Minimal Tax Impact** was also considered, as the loan providing funds to build Reedsburg Area High School was paid off in 2017. This gives the community the opportunity to address the facility updates outlined in the referendum.

**What is the estimated IMPACT to taxpayers?**

Not-to-exceed Project Cost of \$32,000,000 Tax Impact: (\$0.04 per \$1,000 of property value)	Estimated Property Tax Impact	
	Per Year	Per Month
\$100,000 of property value	\$4.00	\$0.33
\$200,000 of property value	\$8.00	\$0.67
\$300,000 of property value	\$12.00	\$1.00

**School District  
Timeline**

**April 2012**

» Aramark Facilities Condition Assessment Report presented

**February - September 2016**

» Plunkett Raysich Architects (PRA) began Facilities Master Planning  
» PRA Facilities Master Planning Report presented

**December 2016 - April 2017**

» Community Facility Committee formed / meetings conducted

**March 2017**

» School Perceptions conducted  
Community Survey

**April 2017**

» Community Facility Committee Report presented

**June 2017**

» School Board formulated a resolution

**July - October 2017**

» Referendum Communications Team formed and informational materials in process

**September - October 2017**

» Informational meetings and school tours to be offered

**October 10, 2017**

» Referendum Election Day



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## What is PROPOSED in the Referendum plan?

The community, school board, staff, and administration have worked together to evaluate and prioritize the school facilities' needs identified in a comprehensive long-range plan. Below is an overview of major items proposed in the \$32 million October 10 Referendum.

	High School	Webb	Pineview	Westside	Loganville	Ironton-LaValle
<b>Safety &amp; Security</b>						
Renovate or construct secured main entrance	*	*	*	*	*	*
Replace bleachers for safer access (railings & aisle-ways)	*					
<b>Facilities Maintenance</b>						
Repair and / or replace failing roofing, windows, doors, and / or finishes	*	*	*	*		
Repair, replace, or upgrade failing plumbing, HVAC, electrical systems	*	*	*	*		
Repair & replace ceiling / insulation system				*		
Replace failing flooring	*		*	*		*
Cafeteria & Kitchen improvements		*	*			
Repair, replace, and / or upgrade restrooms		*		*		
Replace lockers	*	*				
Site Improvements		*			*	
<b>Learning Spaces</b>						
Replace wall partitions with solid walls				*		
Renovate outdated classrooms		*				

<b>District Facility Improvements</b> (including enhanced security & building infrastructure updates)	<b>\$7,650,000</b>
<b>New Elementary School &amp; Transportation Facility</b> (on new property yet to be determined)	<b>\$24,350,000</b>
<b>TOTAL:</b>	<b>\$32,000,000</b>

## What is the projected debt service IMPACT?

The District made its final payment on prior referendum debt of \$2,133,018 during 2017. The average estimated 2017 Referendum debt payment is \$2,185,000, the average annual increase is \$51,982. The tax rate increase of \$0.04/\$1,000 (\$4.00 per \$100,000) of fair market property value compares the final debt payment to the average estimated 2017 Referendum debt payment.

The Referendum projects will be financed in two phases: \$10 million projected at 3.5% and \$22 million projected at 4%. Payments under this financing plan would start in 2018 and finish in 2038. Tax impact estimates have been provided by financial advisors from Wisconsin Public Financial Professionals.

## How do I get more INFORMATION?

- » **Watch** for informational mailings to all residents
- » **Visit** [www.rsd.k12.wi.us](http://www.rsd.k12.wi.us)
- » **Email** your questions directly to [Referendum@rsd.k12.wi.us](mailto:Referendum@rsd.k12.wi.us)
- » **Schedule** a group presentation by contacting the Central Office at (608) 524-2016



<b>Self-Guided Tours</b>		
September 11 and 12	4 - 7 pm	All Buildings
<b>Informational Meetings</b>		
Wednesday, September 20	7 - 8 pm	CAL Center
Sunday, October 1	3 - 4 pm	Fusch Center

