

— Building the Future of —
Reedsburg
Schools



TUESDAY,
OCTOBER 10



School District of Reedsburg

Tuesday, October 10, 2017

Please vote!

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How did we get here?

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 - October 2017

» Referendum Communications Team formed and informational materials in process

September - October 2017

» Informational meetings and school tours to be offered



Facilities Master Planning Process

At the start of 2016, the School Board commissioned a comprehensive study of the district's facilities. The study reviewed the appearance, condition, and current uses of the buildings. Staff members were also surveyed during this process. A wide range of questions were asked that included the condition of physical space, size, configuration, atmosphere, and amenities available within their areas of instruction. All of the data that was collected during this comprehensive study was used to determine the feasibility and cost of space reallocation, remodeling, expanding the buildings, and / or new construction.



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**
- » **Building Infrastructure Updates**
- » **Elementary Capacity**
- » **Minimal Tax Impact**



Why is the district proposing this plan?

- » **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.



Existing Facilities & Educational Space

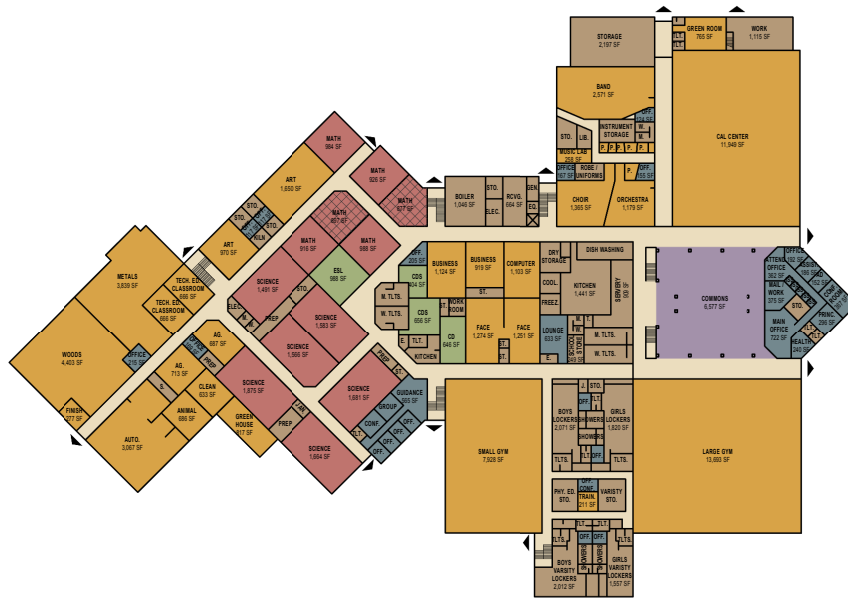
Reedsburg Area High School

1100 South Albert Avenue, Reedsburg, WI 53959

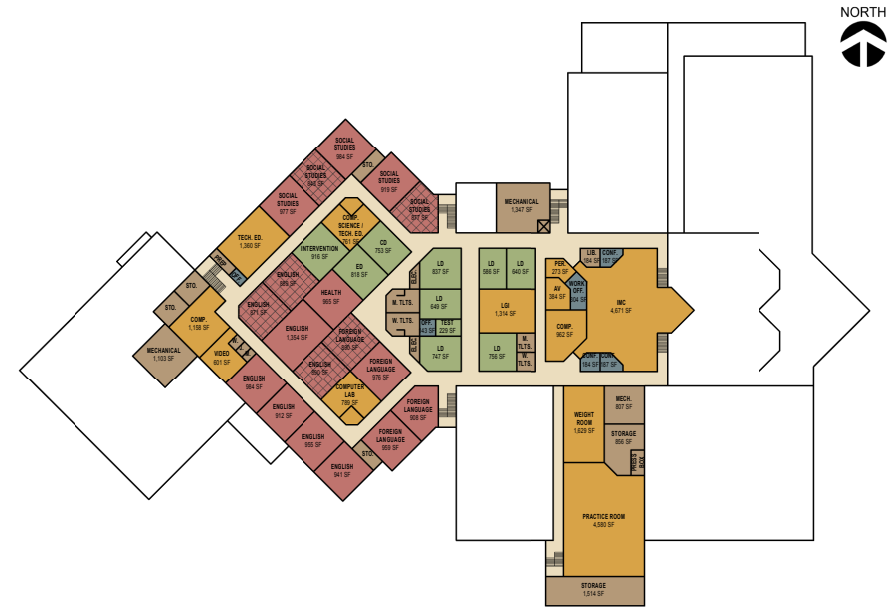
Built in 1998, CAL Center completed in 1999, addition in 2015

Athletic field projects completed in 2000

Grades 9 - 12 (approximately 920 students)



First Floor Plan



Second Floor Plan

Key	
	General Education
	Specials
	Special Education
	Office
	Service
	Breakout
	Deficient Space
	Potential to become classroom



Existing Facilities & Educational Space

Reedsburg Area High School



Existing Facilities & Educational Space

Webb Middle School

Grades 6 - 8 (approximately 600 students)

707 North Webb Avenue, Reedsburg, WI 53959

Built in 1954, renovations / additions in 1956, 1962, and 1970



Existing Facilities & Educational Space

Webb Middle School



Existing Facilities & Educational Space

Pineview Elementary School



Existing Facilities & Educational Space

Westside Elementary School

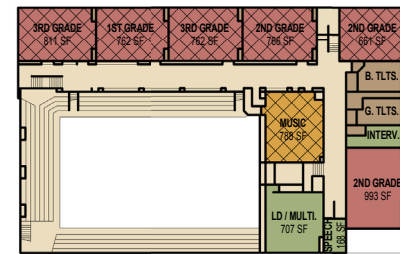


Existing Facilities & Educational Space

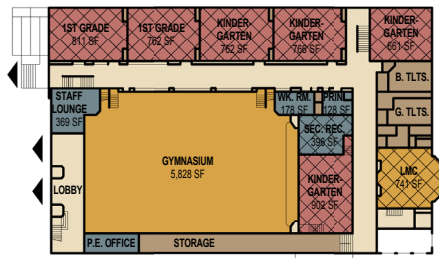
South Elementary School

420 Plum Street, Reedsburg, WI 53959
 Built in 1937

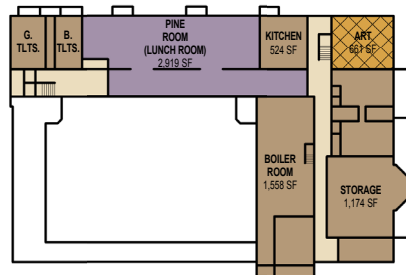
Grades K - 3 (approximately 224 students)



Second Floor Plan



First Floor Plan

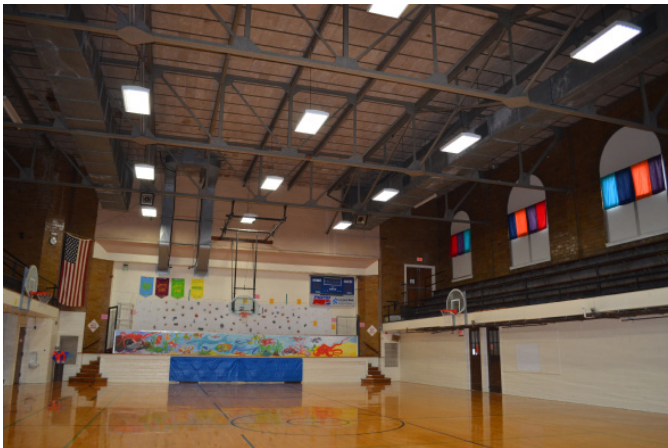


Basement Floor Plan

Key		
 General Education	 Special Education	 Service
 Specials	 Office	 Breakout
 Deficient Space	 Potential to become classroom	

Existing Facilities & Educational Space

South Elementary School



Existing Facilities & Educational Space

Loganville Elementary School

Grades K - 3 (approximately 53 students)

S5864 WI-23 Trunk, Loganville, WI 53943

Built in 1962, renovations / additions in 1991 and 1997



Key		
 General Education	 Special Education	 Service
 Specials	 Office	 Breakout
 Deficient Space	 Potential to become classroom	

Existing Facilities & Educational Space

Loganville Elementary School

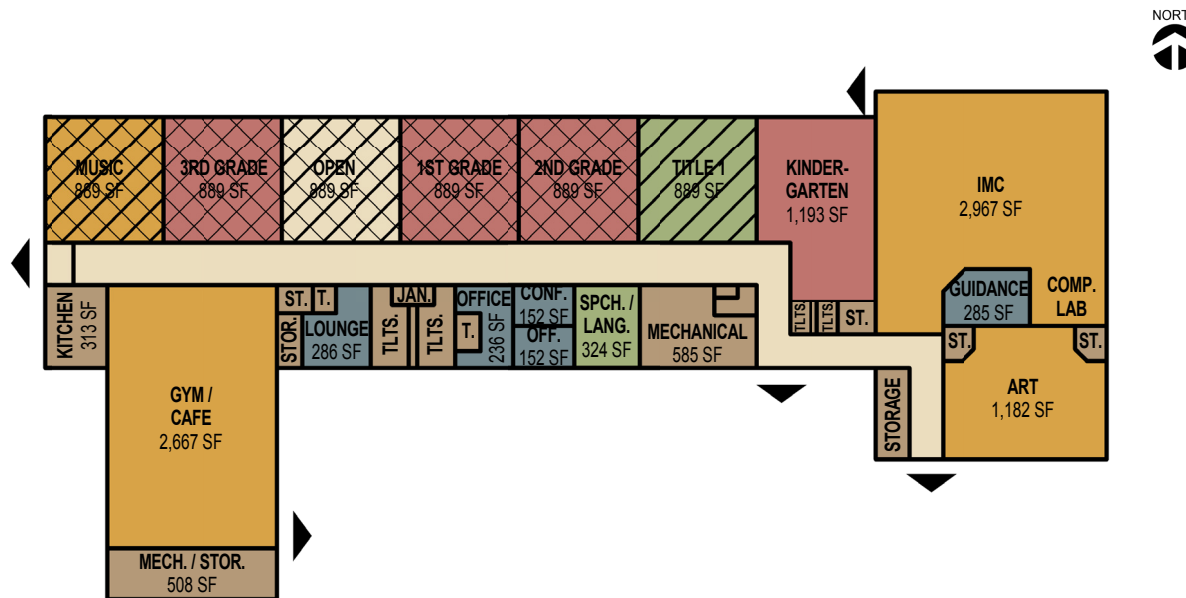


Existing Facilities & Educational Space

Ironton-LaValle Elementary School

109 South River Street, La Valle, WI 53941
 Built in 1962, addition in 1991

Grades K - 3 (approximately 68 students)



Key		
 General Education	 Special Education	 Service
 Specials	 Office	 Breakout
 Deficient Space	 Potential to become classroom	

Existing Facilities & Educational Space

Ironton-LaValle Elementary School



Next Steps

After all of the buildings within the school district were evaluated through the Facilities Master Planning Process, a series of options were created to determine the best course of action for the school district. The School Board, Community Facility Committee, staff members, community members, and other team members reviewed and prioritized recommended solutions and decided together how the school district should proceed. These priorities were confirmed through a community survey.



Solutions

Reedsburg Area High School

» Safety & Security

Renovate or construct secured main entrance

Replace bleachers for safer access (railings & aisle-ways)

» Facilities Maintenance

Repair and / or replace failing roofing, windows, doors, flooring, and / or finishes

Repair, replace, or upgrade failing plumbing, HVAC, electrical systems



Solutions

Webb Middle School

» Safety & Security

Renovate or construct secured main entrance

» Facilities Maintenance

Repair and / or replace failing roofing, windows, doors, flooring, and / or finishes

Repair, replace, or upgrade failing plumbing, HVAC, electrical systems

Cafeteria & Kitchen Improvements

Repair, replace, and / or upgrade restrooms

Site Improvements

» Learning Spaces

Renovate outdated classrooms



Solutions

Pineview Elementary School

» Safety & Security

Renovate or construct secured main entrance

» Facilities Maintenance

Repair and / or replace failing roofing, windows, doors, flooring, and / or finishes

Repair, replace, or upgrade failing plumbing, HVAC, electrical systems

Cafeteria & Kitchen Improvements



Solutions

South Elementary School

The estimated cost of upgrading building infrastructure systems (\$6 - 7 million) is not an appropriate use of tax payer dollars. Therefore, under the referendum plan, South Elementary School will no longer operate as a public school building.

There have been a couple inquiries into the future use of the South School building. At least one of these inquiries suggests an extremely serious interest in acquiring the property. While we believe this building has come to the end of its service life as a public school building, we recognize that it still has much to offer our community. We are excited about the possibility of this building continuing to serve our community well into the future.



Solutions

Westside Elementary School

» Safety & Security

Renovate or construct secured main entrance

» Facilities Maintenance

Repair and / or replace failing roofing, windows, doors, flooring, and / or finishes

Repair, replace, or upgrade failing plumbing, HVAC, electrical systems

Repair, replace, and / or upgrade restrooms



Solutions

Loganville Elementary School

» Safety & Security

Renovate or construct secured main entrance

» Facilities Maintenance

Site Improvements



Solutions

Ironton-LaValle Elementary School

» Safety & Security

Renovate or construct secured main entrance

» Facilities Maintenance

Replace failing flooring



Solutions

New 3-5 Elementary School (to include Transportation Facility) on site to be determined

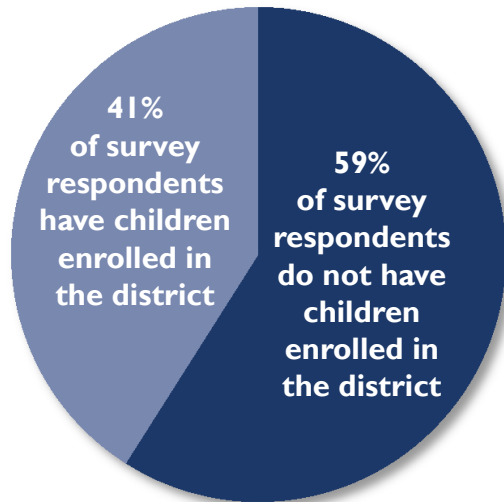


Community Survey Results

October 10 Referendum aligns with Community Survey Results

Thank you for participating in the community survey

High response rate of 21%.
1,684 surveys were completed.



A significant majority of survey respondents support a Referendum in the Fall of 2017

62%

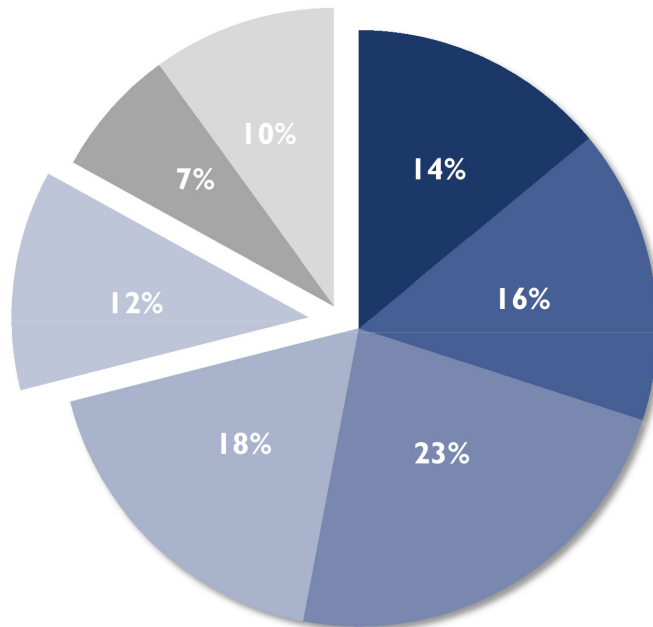
of all resident respondents advised the closing of South Elementary School and the building of a new school in the city



Community Survey Results

Survey results show that over 70% of survey respondent residents will support a \$30 - 60 million Referendum. In keeping with community response, the district is moving forward with a \$32 million Referendum plan.

How much of a tax impact would you support through a Referendum, assuming the projects included were acceptable to you?



14% would support a \$60 million Referendum
16% would support a \$50 million Referendum
23% would support a \$40 million Referendum
18% would support a \$30 million Referendum

12% are not sure / need more information

7% would only support a smaller Referendum
10% would not support any Referendum

The Cost - Not to Exceed \$32,000,000

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
Safety & Security						
Renovate or construct secured main entrance	*	*	*	*	*	*
Replace bleachers for safer access (railings & aisle-ways)	*					
Facilities Maintenance						
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		*			*	
Learning Spaces						
Replace wall partitions with solid walls				*		
Renovate outdated classrooms		*				

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



Proposed Construction Timeline

■\\ **Referendum Election Day:** October 10, 2017

■\\ **Design & Site Selection:** November 2017 - March 2018

■\\ **Bidding:** April 2018

■\\ **Start Construction of New Building:** May 2018

■\\ **Start Infrastructure Updates:** June 2018

■\\ **Construction Completion:** August 2019

■\\ **Open New School:** September 2019



Tax Impact

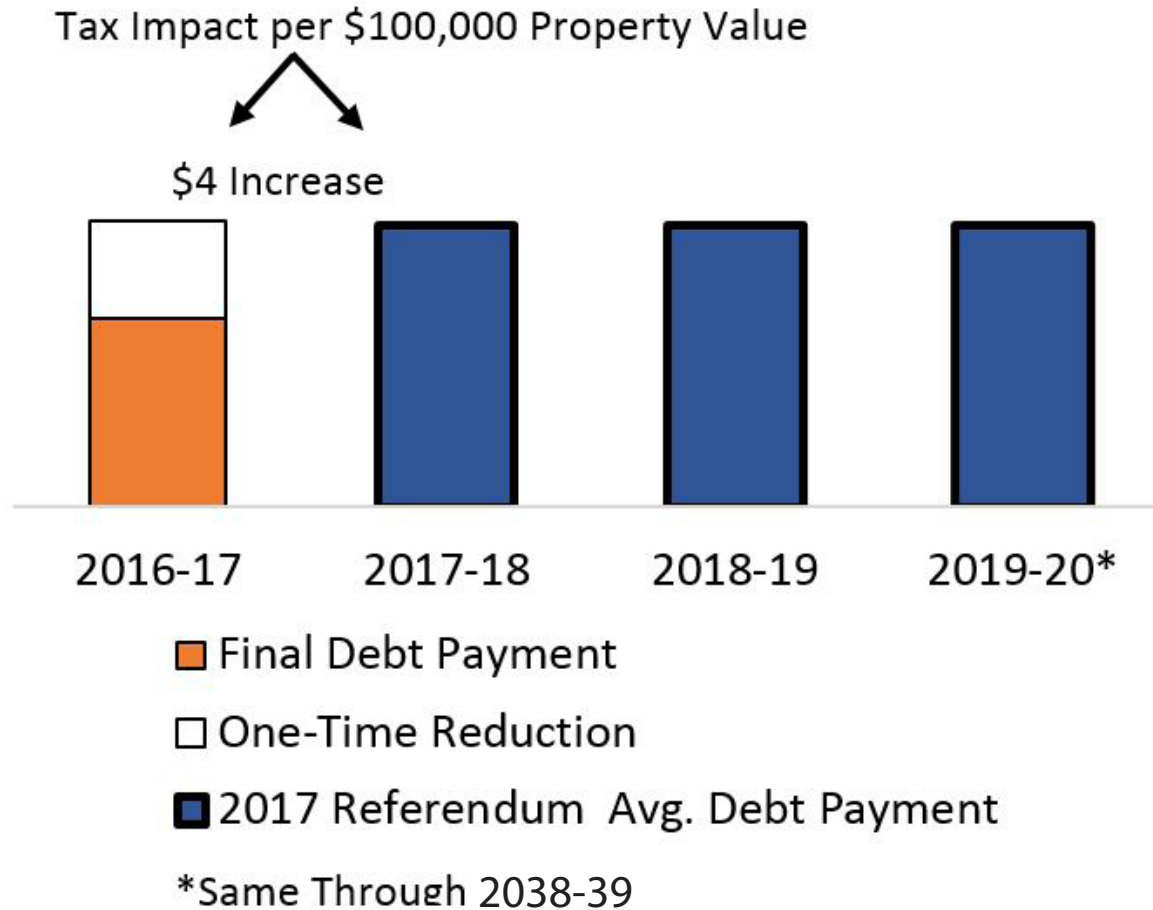
The tax rate increase is projected to be \$4.00 for every \$100,000 of property value.

Not-to-exceed Project Cost of \$32,000,000	Estimated Property Tax Impact	
	Per Year	Per Month
Tax Impact: (\$0.04 per \$1,000 of property value)		
\$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

The District made its final payment on prior referendum debt (Reedsburg Area High School) of \$2,133,018 during 2017. The average estimated 2017 Referendum debt payment is \$2,185,000. 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.

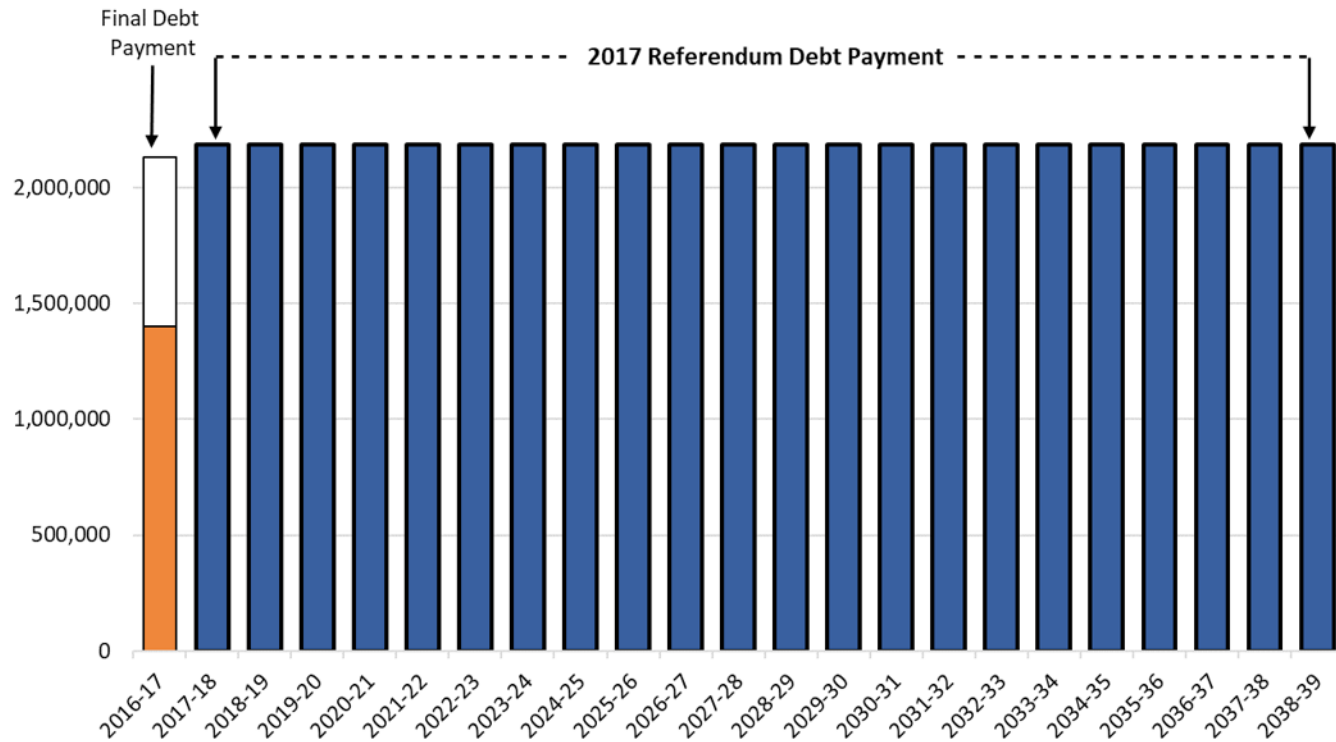
The Referendum projects will be financed in two phases: \$10 million projected at 3.5% interest and \$22 million projected at 4% interest. Payments under this financing plan would start in 2018 and finish in 2038. Tax impact estimates have been provided by financial advisors from Wisconsin Public Financial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

Tax Impact



Tax Impact

2017 Referendum Tax Impact



■ Final Levy for Debt	2016-17 Final Debt Payment = \$2,133,019 = <u>\$1.57</u> / \$1,000
□ One-Time Reduction	\$1,400,455 = \$1.03 / \$1,000
■ 2017 Referendum Avg. Debt Payment	\$732,564 = \$0.54 / \$1,000
	\$2,185,415 (Est) = <u>\$1.61</u> / \$1,000
	\$0.04 / \$1,000



Why Now?

The district is proposing the Referendum to address the significant needs that have been identified in the Facilities Master Planning Process in regards to security improvements, building infrastructure updates, and elementary capacity.

As the final payment on prior referendum debt for the construction of Reedsburg Area High School was made during 2017, tax payers will see minimal tax impact in the passing of this Referendum.



What's on the ballot?

On Tuesday, October 10, community members will have an opportunity to vote on a \$32,000,000 referendum.

The ballot question is as follows:

Shall the School District of Reedsburg, Sauk and Juneau Counties, Wisconsin be authorized to issue general obligation bonds pursuant to Chapter 67 of the Wisconsin Statutes in an amount not to exceed \$32,000,000 for the public purpose of paying the cost of a newly constructed elementary school, a newly constructed transportation facility, site purchase and improvements, as well as renovations and modernization of existing facilities, including improved building security for Reedsburg Area High School, Webb Middle School, Ironton-LaValle, Loganville, Pineview, and Westside Elementary Schools and acquiring furnishings, fixtures and equipment related to same?

Yes No



Where to & Absentee Voters

- » **City of Reedsburg** - all wards
Reedsburg Center - Recreation Area, 134 South Locust Street, Reedsburg
- » **Village of Ironton**
600 State Street, LaValle (Ironton) 53941
- * » **Village of LaValle** - including the Township of Woodland
Library/Village Hall, 101 West Main Street, LaValle
- » **Village of Loganville** - including Townships of Franklin, Honey Creek and Washington
Village Hall, 130 West Street, Loganville
- » **Village of Rock Springs** - including the Township of Freedom
Community Center, 101 1st Street, Rock Springs 53961
- * » **Township of Dellona** - including the Townships of Delton, Lyndon (Juneau County),
and Seven Mile Creek (Juneau County)
Dellona Town Hall, E8062 County Highway H, Lyndon Station 53944
- * » **Township of Excelsior**
Town Hall, 100 East Broadway, Rock Springs 53961
- * » **Township of Ironton**
E4206 Old Hwy K, Reedsburg
- * » **Township of LaValle**
LaValle Town Hall, 314 State Hwy 33/58, LaValle 53941
- » **Township of Reedsburg**
Town Hall, 600 W. Main Street, Reedsburg
- » **Township of Westfield**
Town Hall, 200 Mill Street, Loganville 53943
- » **Township of Winfield**
Town Hall, S1992 County Road K, Reedsburg

Please be advised that some polling locations have been combined as noted with an asterisk. *

Those wishing to vote by **absentee ballot** should contact their local municipality.

Frequently Asked Questions

What is the cost of the Referendum and what does it include?

The total cost of projects outlined in the Referendum is \$32,000,000. The site acquisition and development, construction of a new elementary school, and transportation facility is estimated at \$24,350,000.

The facility improvements, including updated safety and security at all schools and building infrastructure updates is estimated at \$7,650,000. While the long-range facility study identified additional projects we believe this portion of the referendum will address our most immediate needs. We are unable to complete these updates within our limited operational budget.

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.



Frequently Asked Questions

How did you arrive at \$32 million for this referendum question?

The public participation in the community survey was outstanding. The information we were able to gather was extremely informative. More than 70% of the respondents indicated they were willing to support at least \$30M, with continued support at higher levels. Additionally, the survey results indicated strong support for a referendum that had minimal impact on the school portion of property tax. The estimated annual tax impact created by this referendum would be \$4 for each \$100,000 in property value. We have prioritized our projects and are confident that we can make significant changes that will address School Security, Infrastructure Updates and Elementary Capacity concerns.

How were the budgets arrived at and how can we be sure they are accurate?

The district worked closely with Plunkett Raysich Architects, LLP and Kraemer Brothers to research and develop preliminary budgets based on industry standards and recent comparable construction projects.

Where will the new elementary school be located?

A number of sites for the new elementary school are being considered. If the Referendum is successful, voters will have the opportunity at a special meeting to approve a specific property for the site of a new school building.



Frequently Asked Questions

What is the tax rate impact of the Referendum?

The tax rate increase is projected to be \$4.00 annually for every \$100,000 of property value.

You are proposing to close South School, a K-3 building, but proposing to build a new 3-5 building. Why?

We can not simply move the current configuration from South School to a new building, because we also intend to address some overcrowding that we are experiencing at some of our elementary schools. Building a larger elementary school than South allows us the flexibility to make the necessary adjustments to properly respond to fluctuating enrollment. We will also be able to design classrooms that support a 21st century approach to teaching and learning for our oldest elementary students. The end result will be a better educational experience for everyone.

What will happen to South Elementary School?

There have been a couple inquiries into the future use of the South School building. At least one of these inquiries suggests an extremely serious interest in acquiring the property. While we believe this building has come to the end of its service life as a public school building, we recognize that it still has much to offer our community. We are excited about the possibility of this building continuing to serve our community well into the future.



Frequently Asked Questions

If South Elementary School is closed, where will those students attend?

If South School is closed, the students who have been attending that school would go to Pineview for 1st and 2nd grade, and the new school for grades 3-5. Families could have the option to choose to attend Iron-ton-LaValle or Loganville Elementary school through 3rd grade.

What are the district's plans relative to the use of Iron-ton-LaValle and Loganville Elementary Schools?

Regardless of the result of this referendum, we intend to continue to utilize both Iron-ton-LaValle and Loganville Elementary Schools into the foreseeable future. We currently serve students in Kindergarten thru 3rd Grade at each school, and our intentions are to continue to serve those grades. Like the other school buildings throughout the district, these elementary schools need a variety of improvements, including a secure entry. A successful referendum would allow funds needed for these improvements.

When was the last time the district conducted a Facilities Referendum?

The district has a long history of sound fiscal management and good stewardship of tax payer resources. The last time the district conducted a Facilities Referendum was in September 1996. The result of that Referendum was the construction of Reedsburg Area High School and an addition at Loganville Elementary School.



Frequently Asked Questions

How old are our facilities?

Ironton-LaValle Elementary School – built in 1962, addition in 1991

Loganville Elementary School – built in 1962, renovations / additions in 1991 and 1997

Pineview Elementary School – built in 1968

South Elementary School – built in 1937

Westside Elementary School – built in 1978, addition in 1991

Webb Middle School – built in 1954, renovations / additions in 1956, 1962, and 1970

Reedsburg Area High School – built in 1998, CAL Center completed in 1999, addition in 2015

What is meant by “secured main entrances”?

In order to provide a more safe and secure learning environment, comprehensive improvements are needed that allow greater controlled access at each of our schools. Changes to school offices and / or all entrances will allow staff to better control visitor access.

The community survey that was conducted earlier this year asked about artificial turf at Millennium Field. If this referendum passes, will you be doing that?

No. The community survey results were clear on this topic. As our needs have been prioritized, we will not include artificial turf.



Frequently Asked Questions

What happens if the Referendum is not approved?

Without referendum dollars, the district does not have the money to address necessary safety and security upgrades, improve failing building infrastructure, and address over-crowding in the elementary schools within city limits.

What is the tax rate impact if the Referendum fails?

If the referendum fails, the tax rate is projected to decrease by \$103 annually for every \$100,000 of property value.

How will this plan align with current enrollment trends?

An increasing percentage of our elementary students live in the city of Reedsburg. As a result, the schools in the city are over capacity. This plan will alleviate that, allow us to maintain appropriate class sizes and allow more children to attend school closer to their home.

Will there be staffing changes?

The district does not anticipate significant staffing changes. The construction of a new elementary school will provide opportunity to add staff as needed.



Frequently Asked Questions

Are these referendum dollars intended to increase compensation for staff?

The simple answer is no. The school district is proud to provide a strong and competitive compensation package to its employees. However, these referendum dollars are intended to meet the specific needs that have been identified through a thorough analysis of our facilities. A successful referendum will help us take a serious step toward addressing facility needs.

Will operating costs change by closing South Elementary School and opening a new school?

Without question, South School is less energy efficient than what a new building will be. At the same time, the new building will include more square footage than South. A larger building is necessary, due to the overcrowded conditions at some of our elementary schools.

Will transportation (busing) costs increase by opening a new school?

Though changes may be made in the transportation of students, the district does not anticipate significant changes in the costs of that operation.

Why is a new transportation facility needed?

A new building for the maintaining of our transportation equipment is needed in order to provide a safe and efficient environment that supports the care of our buses and other equipment. This improved facility will allow us to extend the service life of our equipment, likely saving significant time and money.



Frequently Asked Questions

Is this a long-term solution?

Though the list of needs throughout the district is much greater than what will be accomplished by this referendum effort, this is a significant long-term solution to many of our current needs. Upgrades to security at each school will be immediate and long-lasting. A new elementary school will provide a much more appropriate environment for teaching and learning for decades. The facility for maintaining our transportation equipment will provide a safer and more suitable solution well into the future. And, the improvements to our other school buildings will have immediate impact on preserving our facilities for the long haul.

Who will oversee the project to ensure quality workmanship and keep it within the budget?

Management services of the project has not yet been determined. However, the district is pursuing a plan that will allow us to stay within budget with the major projects of safe and secure schools buildings, a new elementary school and a transportation maintenance building. The remaining dollars will address the infrastructure needs in priority order, and we will not borrow more than the referendum authorizes.

Will local businesses be used as much as possible throughout the building process?

There will be an outreach effort to local businesses to encourage local participation.



Frequently Asked Questions

What is the schedule for the project?

Building renovations will begin in June 2018. The construction timeline proposes design and site selection in November 2017 through March 2018, bidding in April 2018, and construction starting in May 2018. The new elementary school will welcome students in August 2019.

How will everyone be kept up-to-date during the construction?

Community members will have a variety of avenues to stay informed during the construction process, such as local media, social media, the district website, district meetings, and newsletters.

Who can vote?

Any registered voter who lives within the School District of Reedsburg boundaries can vote.

When can I vote?

The Referendum Election Day is Tuesday, October 10, 2017. Polling hours are 7:00 am – 8:00 pm. Those wishing to vote by absentee ballot should contact their local municipality.



Need more information?

- » **Watch** for informational mailings to all residents
- » **Email** your questions directly to referendum@rsd.k12.wi.us
- » **Schedule** a group presentation by contacting the Central Office at (608) 524-2016

Informational Meetings

Wednesday, September 20
Sunday, October 1

7 - 8 pm
3 - 4 pm

CAL Center
Fusch Center

» **Follow** us on social media!



#FutureofReedsburgSchools

» **Visit** to our website www.rsd.k12.wi.us

