



SCHOOL DISTRICT OF
Poynette

January 10, 2018

**COMMUNITY FACILITY
ADVISORY COMMITTEE**

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WHAT ARE YOU HEARING?



AGENDA & GOALS FOR TONIGHT



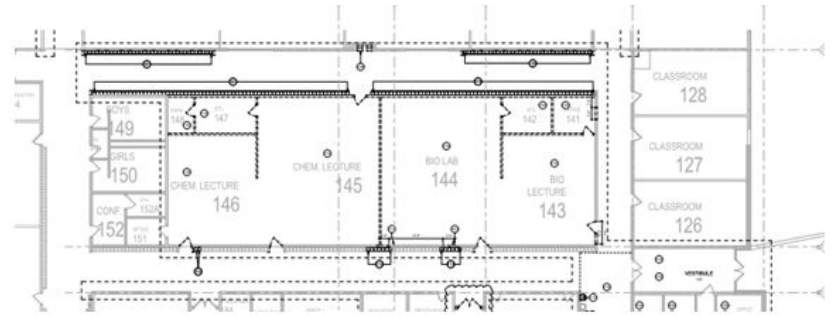
PLANNING PHASE

PLANNING PHASE

	High School	Elementary School
1 FACILITIES MAINTENANCE		
HVAC	✓	✓
Roofs	✓	✓
2 SAFETY & SECURITY		
Secured front entrance	✓	✓
3 CLASSROOM SPACE		
Two upgraded science classroom/labs	✓	
Additional science classroom/lab	✓	
Additional classroom	✓	



POST REFERENDUM (DESIGN/CONSTRUCTION)



AGENDA & GOALS

- Options & costs
 - Questions
- Potential tax impact
- Self-Reflection
- Table discussions
- Voting
- Break
- Voting results
- Reminder of what's next



COMMITTEE SCHEDULE

DATE	TIME/LOCATION	TENTATIVE FOCUS
Jan 10, 2018	6:30-8:30 PM HS	Further prioritization with budget ranges
Jan 24, 2018	6:30-8:30 PM HS	Review and further refine option(s)
UPDATED DATES		
Feb 7, 2018	6:30-8:30 PM HS	Finalize option(s) and begin survey process
Feb 21, 2018	6:30-8:30 PM HS	Approve final option(s) for survey
Mar 7, 2018	6:30-8:30 PM HS	Community update
March		Community Survey
Apr 11, 2018	6:30-8:30 PM HS	Joint School Board/Committee meeting to hear survey results
Apr 25, 2018	6:30-8:30 PM HS	Finalize recommendation

COMMITTEE CHARGE

The Board of Education of the School District of Poynette authorizes the creation of a Community Facility Advisory Committee (Committee) to be charged with the task of seeking solutions to our District's facility needs. The Committee is charged to review all pertinent information found in the District's completed Facilities Assessment. The Board desires the following to be considered by the Committee in making a facility recommendation to the Board of Education for future action:

- Options should reflect the **District's mission and goals**
- Options should include purposeful spaces to inspire **21st Century learning, accommodate evolving technology and promote collaboration**
- Options may include **new construction, renovations, repurposed spaces, and/or upgrades** to support learning environments
- Options should include spaces for **students, staff, parents, and community**
- Options should be **cost-effective** for taxpayers, energy efficient and adaptable for future use

POTENTIAL OPTIONS & COSTS

KEY ASSUMPTIONS

Each option

- Addresses nearly every need identified in the Facility Assessment and Committee Feedback
- Includes five elementary classrooms for each grade level
- Includes a new auditorium
- Includes all identified capital maintenance projects within the Facility Assessment

Future use of Arlington is yet to be determined

- Close building
- Sell property
- Repurpose for District use

Community space(s) within any renovations/additions/new construction is yet to be determined

RENOVATIONS

Level I Renovation

Removal and replacement of existing finishes, including but not limited to paint, flooring and ceiling.

Level II Renovation

Removal and replacement of finishes and casework. Alteration to doors, borrowed lights and wall configurations. Adjustments to mechanical, electrical and plumbing systems (excludes building-wide system replacement). Would not include concrete slab alterations.

Level III Renovation

Same as Level II, but would be assumed for “high cost specialty areas” – toilets, music spaces, Art, Tech Ed. Assuming additional plumbing work for these, this alteration could include floor slab demolition and replacement, and potential structural alterations.

DEVELOPING COST ESTIMATES

Preliminary cost estimates are:

- Based on conceptual scope
- Cost range of +/- 5%
- Complete numbers of total costs
 - Materials, installation, fees, furniture, fixtures, equipment, site work, contingencies, etc.

Preliminary cost estimates are not:

- Final
- Based on a defined scope of work/final designs
- Detailed estimate

OVERALL COST SUMMARY

PATH | OPTION

RANGE OF COSTS

Low Range

High Range

New Elementary 2a	\$53,940,000	\$59,630,000
New Elementary 2b	\$53,870,000	\$59,540,000
New Elementary 2c	\$56,430,000	\$62,370,000
New High School 4	\$68,530,000	\$75,730,000
New Elementary/Middle 6a	\$61,960,000	\$68,490,000
New Elementary/Middle 6a	\$57,780,000	\$64,970,000
New Middle/High School 8	\$87,140,000	\$96,310,000

NEW ELEMENTARY SCHOOL PATH

Pros:

- Allows staff collaboration
- Grades 5-8 is better alignment
- Keeps 4th with primary grades
- Removes portions of existing ES to allow for more exterior space
- Allows for new expanded space for the MS and HS
- Gets younger students away from the highway
- Allows District growth
- Allows expansion by 5th moving back to MS

Cons:

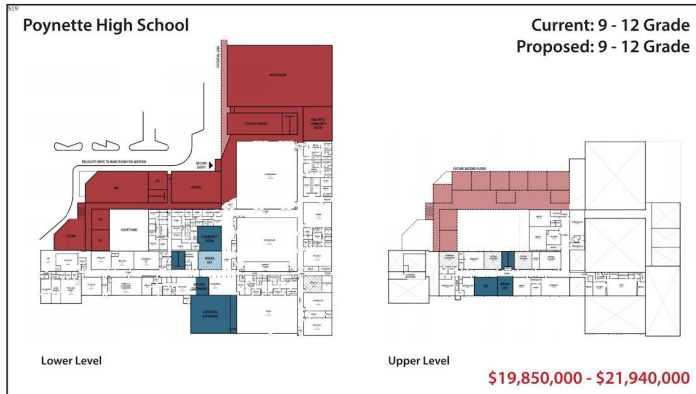
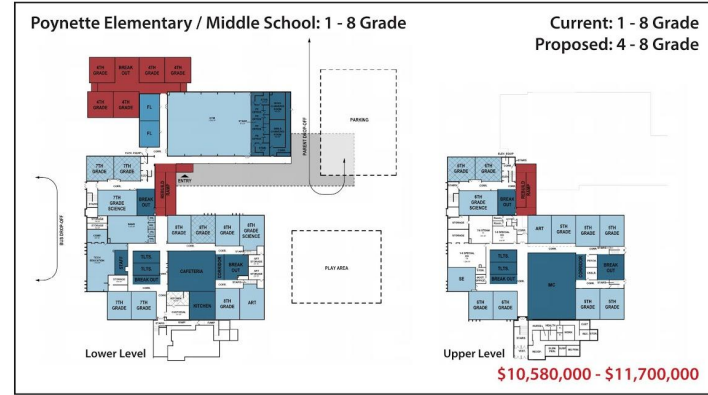
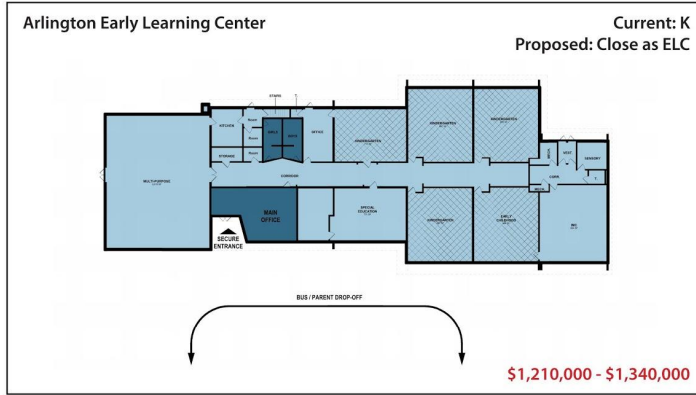
- Multiple building sites
- MS/HS is still on one site
 - Parking problems
 - Athletic fields need more space
- Schedules would adjust

NEW ELEMENTARY SCHOOL PATH | OPTION 2a



New Elementary School Path - Option 2A

TOTAL: \$53,940,000 - \$59,630,000



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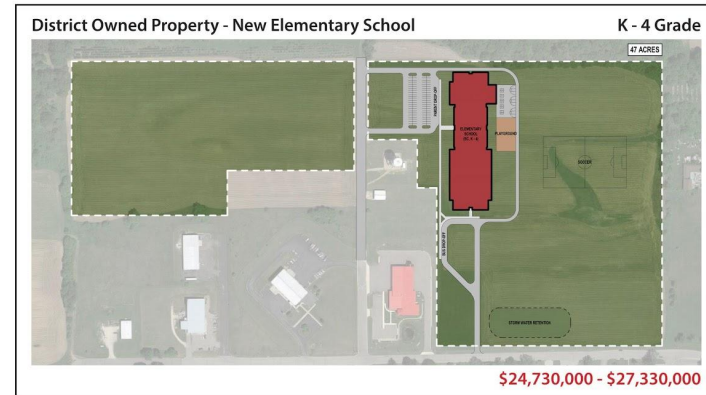
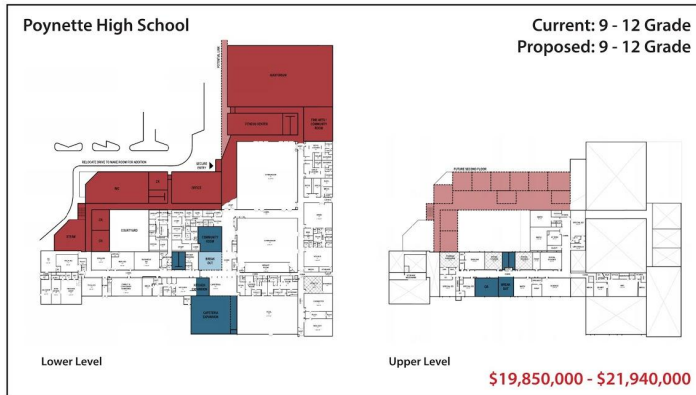
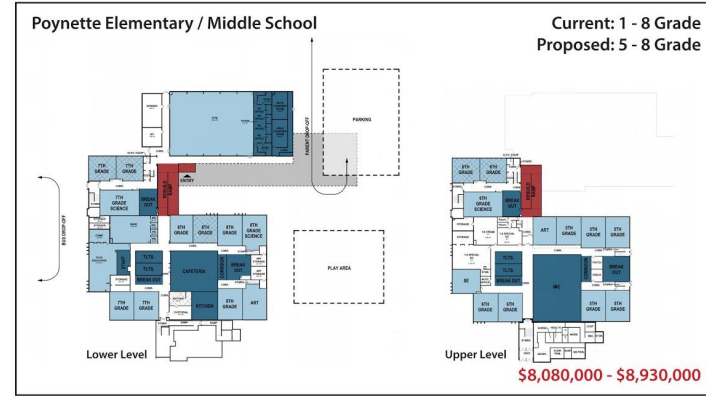
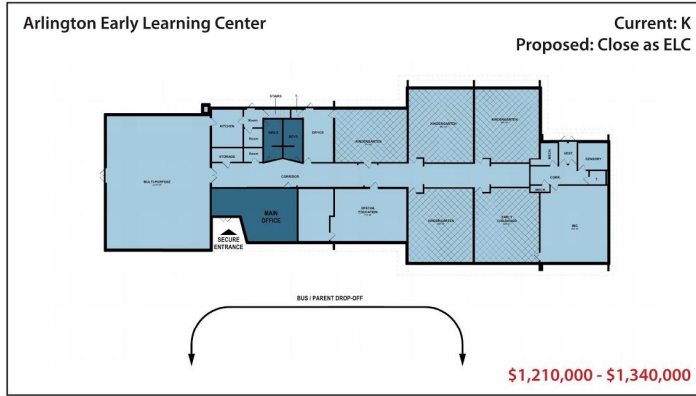
Deficient
 Addition
 Level 1 Renovation
 Level 2 Renovation
 Level 3 Renovation
 Demolish

NEW ELEMENTARY SCHOOL PATH | OPTION 2b



New Elementary School Path - Option 2B

TOTAL: \$53,870,000 - \$59,540,000



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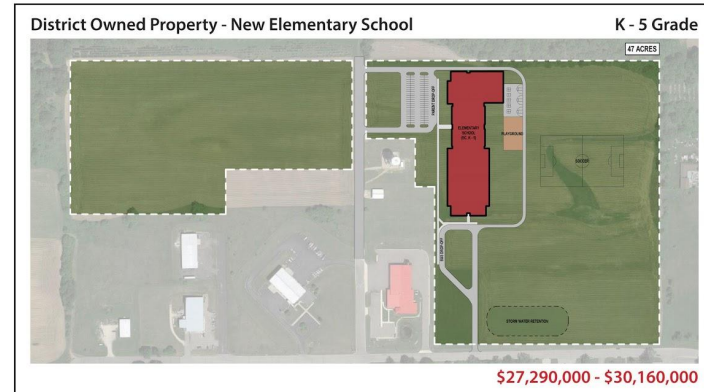
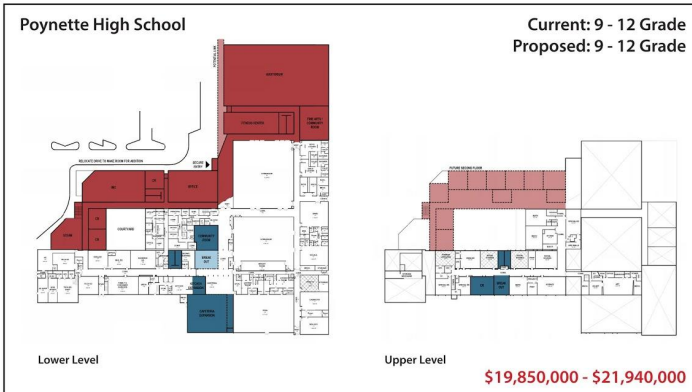
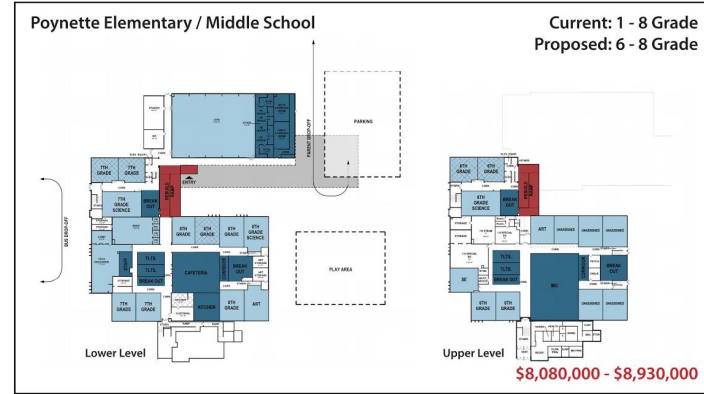
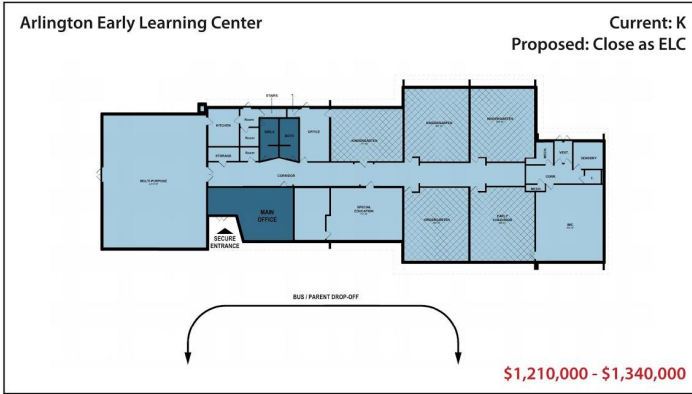
Deficient
 Addition
 Level 1 Renovation
 Level 2 Renovation
 Level 3 Renovation
 Demolish

NEW ELEMENTARY SCHOOL PATH | OPTION 2c



New Elementary School Path - Option 2C

TOTAL: \$56,430,000 - \$62,370,000



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Deficient
 Addition
 Level 1 Renovation
 Level 2 Renovation
 Level 3 Renovation
 Demolish

NEW HIGH SCHOOL PATH

Pros:

- Enough space
- Frees up parking
- Opportunity to consider HS
- Nice to have a new HS - flagship
- Increasing STEAM, tech ed, maker spaces, “career spaces”
- Community use, auditorium, etc.

Cons:

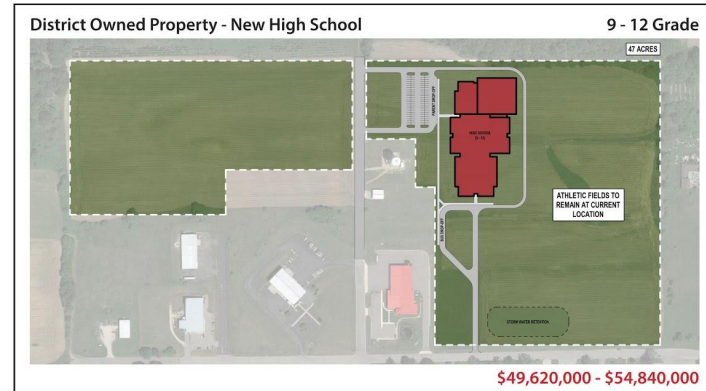
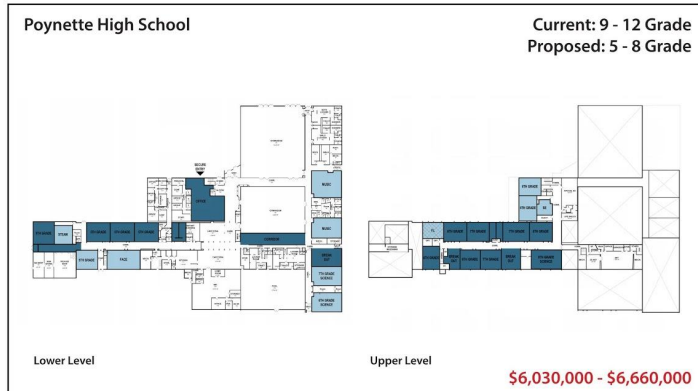
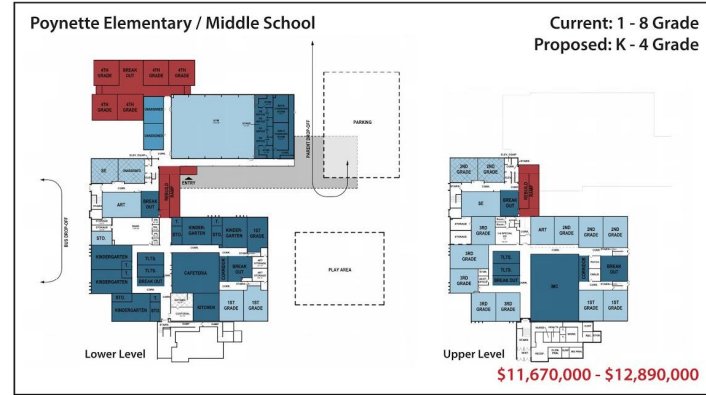
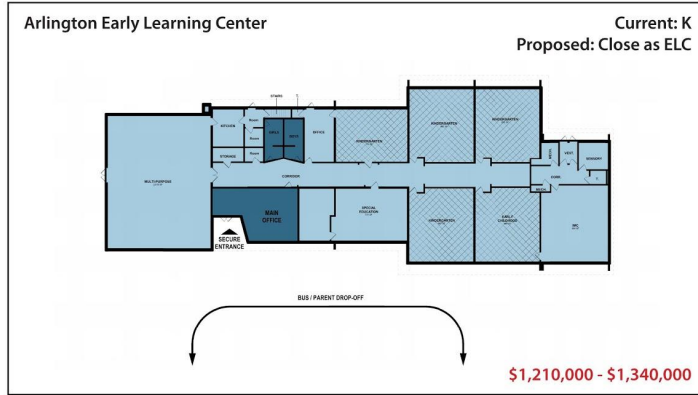
- Expensive
- MS could not be in advanced HS courses
- ES/MS has greater need and should get newer based on study
- Adding new athletics (duplicating/\$) or if you don't duplicate, you add travel
- Shared staff at MS/HS means more traveling
- Bussing adjusts (MS/HS together now)
- Not enough playground on campus for EC-8 (convert some fields)
- HS athletics would have to move with new HS

NEW HIGH SCHOOL PATH | OPTION 4



New High School Path - Option 4

TOTAL: \$68,530,000 - \$75,730,000



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Deficient
 Addition
 Level 1 Renovation
 Level 2 Renovation
 Level 3 Renovation
 Demolish

NEW ELEMENTARY/MIDDLE SCHOOL PATH

Pros:

- Dedicated gym/athletic facilities to MS/ES
- Introducing modern, new spaces to ES/MS
- More parking at HS site
- Space for Fine Arts at HS site
- Younger students away from highway
- Taking away oldest building
- Opportunities for ES/MS to become Ag center (use existing building)

Cons:

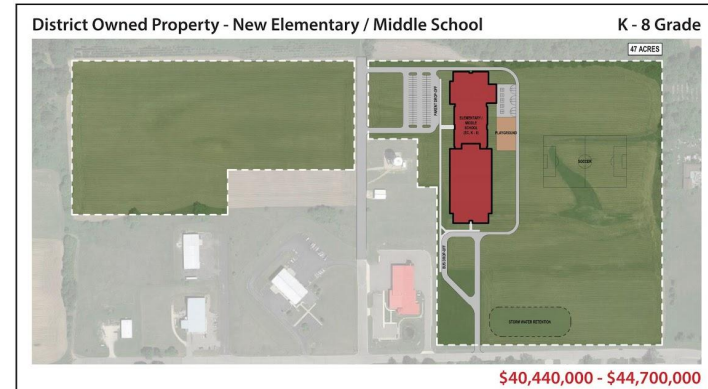
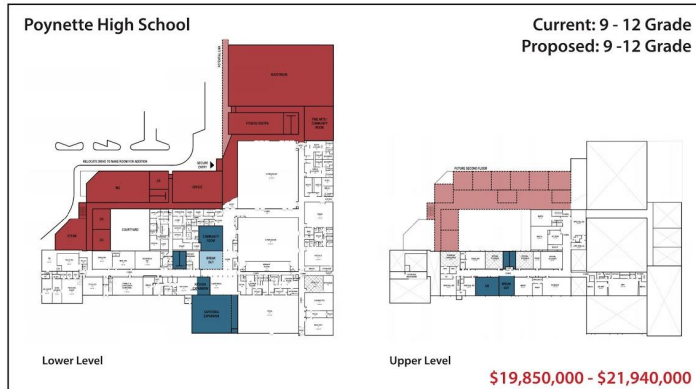
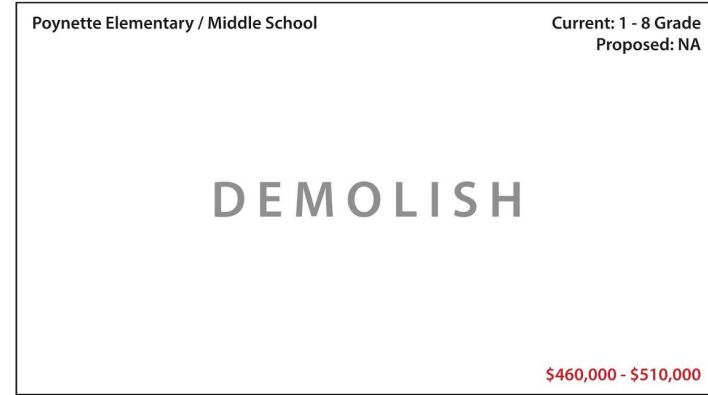
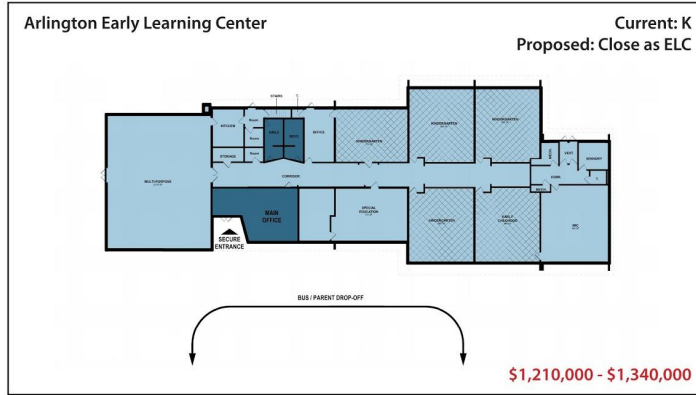
- MS distance from HS
- Grade configuration
 - Older MS students collab to HS
 - Potentially increase # of staff or shared resources (loss of instructional time)
- Bussing
- Cost (similar to new HS?)
- Maturity gap of K-8 students in one school
- Stormwater potential of impact of large facility on new site
- Walking away from new 2012 addition at ES/MS

NEW ELEMENTARY/MIDDLE SCHOOL PATH | OPTION 6a



New Elementary / Middle School Path - Option 6A

TOTAL: \$61,960,000 - \$68,490,000



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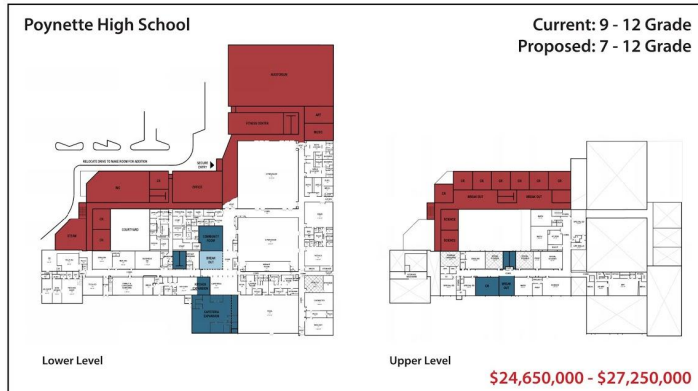
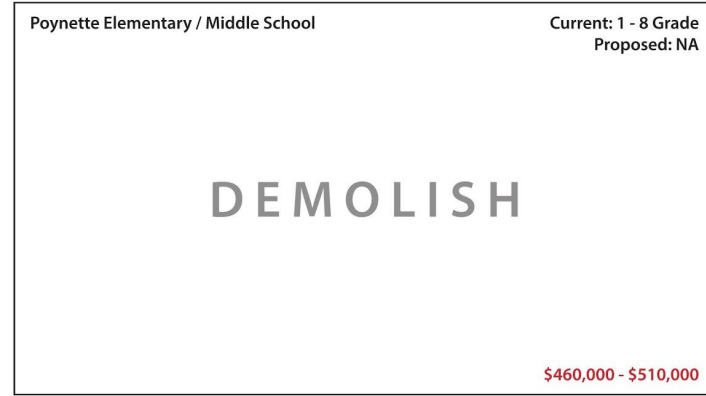
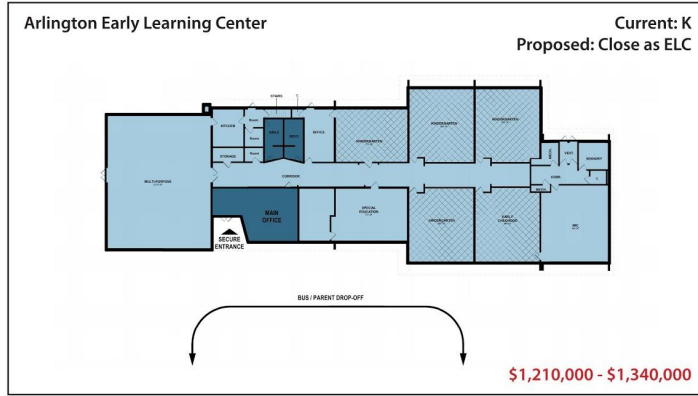
- Deficient
- Addition
- Level 1 Renovation
- Level 2 Renovation
- Level 3 Renovation
- Demolish

NEW ELEMENTARY/MIDDLE SCHOOL PATH | OPTION 6b



New Elementary / Middle School Path - Option 6B

TOTAL: \$58,780,000 - \$64,970,000



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- Deficient
- Addition
- Level 1 Renovation
- Level 2 Renovation
- Level 3 Renovation
- Demolish

NEW MIDDLE/HIGH SCHOOL PATH | OPTION 8



New Middle / High School Path - Option 8

TOTAL: \$87,140,000 - \$96,310,000

Arlington Early Learning Center Current: K
Proposed: Close as ELC

\$1,210,000 - \$1,340,000

Poynette Elementary / Middle School Current: 1 - 8 Grade
Proposed: NA

DEMOLISH

\$460,000 - \$510,000

Poynette High School Current: 9 - 12 Grade
Proposed: K - 5 Grade

\$12,880,000 - \$14,230,000

District Owned Property - New Middle / High School / Athletic Fields 6 - 12 Grade
47 ACRES

\$72,590,000 - \$80,230,000

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- Deficient
- Addition
- Level 1 Renovation
- Level 2 Renovation
- Level 3 Renovation
- Demolish



QUESTIONS



HYPOTHETICAL TAX IMPACT ESTIMATES

HYPOTHETICAL TAX IMPACT ESTIMATES

REFERENDUM AMOUNT	\$12,650,000	\$15,000,000	\$20,000,000	\$25,000,000	\$30,000,000
MAX MILL RATE IMPACT (in 2019-20) (Per \$1,000 valuation)	\$0.00	\$0.28	\$0.80	\$1.35	\$1.90
TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:					
\$100,000 Home					
Maximum Impact	\$0.00	\$28.00	\$81.00	\$136.00	\$190.00
Monthly Impact	\$0.00	\$2.33	\$6.75	\$11.33	\$15.83
\$200,000 Home					
Maximum Impact	\$0.00	\$56.00	\$161.00	\$271.00	\$380.00
Monthly Impact	\$0.00	\$4.67	\$13.42	\$22.58	\$31.67
\$300,000 Home					
Maximum Impact	\$0.00	\$84.00	\$242.00	\$406.00	\$570.00
Monthly Impact	\$0.00	\$7.00	\$20.17	\$33.83	\$47.50



Assumptions:

20-year Amortization with estimated interest rates of 4.00% - 5.00%. Phased approach may be used on larger referendum amounts.
 Mill rate based on 2017 Equalized Valuation (TID-OUT) of \$679,010,599 with annual growth of 0.00%.
 Mill rate will increase an estimated \$0.11 for each additional million borrowed.

HYPOTHETICAL TAX IMPACT ESTIMATES

<i>REFERENDUM AMOUNT</i>	\$20,000,000	\$40,000,000	\$60,000,000
<i>MAX MILL RATE IMPACT (in 2019-20)</i> <i>(Per \$1,000 valuation)</i>	\$0.79	\$2.86	\$5.08
<i>TAX IMPACT ON PROPERTY WITH FAIR MARKET VALUE OF:</i>			
\$100,000 Home			
<i>Maximum Impact</i>	\$79.00	\$286.00	\$508.00
<i>Monthly Impact</i>	\$6.58	\$23.83	\$42.33
\$200,000 Home			
<i>Maximum Impact</i>	\$158.00	\$572.00	\$1,016.00
<i>Monthly Impact</i>	\$13.17	\$47.67	\$84.67
\$300,000 Home			
<i>Maximum Impact</i>	\$237.00	\$858.00	\$1,524.00
<i>Monthly Impact</i>	\$19.75	\$71.50	\$127.00



Assumptions:

Phased approach with estimated interest rates of 4.00% - 5.25%.

Mill rate based on 2017 Equalized Valuation (TID-OUT) of \$679,010,599 with annual growth of 0.00%.

Mill rate will increase an estimated \$0.11 for each additional million borrowed.

BAIRD

SELF-REFLECTION



OPTION DISCUSSION

Pros and cons to narrow solutions



VOTING & BREAK

Which options would you like to continue to explore?



VOTING RESULTS

VOTING - CONTINUE TO EXPLORE OPTIONS

Option	YES	NO	% YES
2a	2	22	8%
2b	26	0	100%
2c	9	14	39%
4	6	18	25%
6a	4	21	16%
6b	3	22	12%
8	3	22	12%

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SCHOOL DISTRICT OF Poynette

THANK YOU!

SCHOOL DISTRICT OF Poynette
SHARE YOUR INPUT

To help us provide the most beneficial and productive meetings possible, please respond to the following statements:

The meeting purpose and objectives were clearly stated.
Strongly Disagree 1 2 3 4 Strongly Agree

The meeting time was effective.
Strongly Disagree 1 2 3 4 Strongly Agree

I am satisfied with this meeting.
Strongly Disagree 1 2 3 4 Strongly Agree

My role in the District is as a parent all that apply:
 Community member Parent Grandparent Staff member Business owner Student

Other _____

I prefer to receive committee materials:
 Electronically Hard copy

Comments/Suggestions: _____

Name and Contact Information (Optional): _____
*Please let us know if you have any special needs for our consideration during the meetings.

Questions?

Matt Shappell

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(608) 635-4347

LEARN MORE www.poynette.k12.wi.us

