

# Facility Planning Board Work Session



June 25, 2024

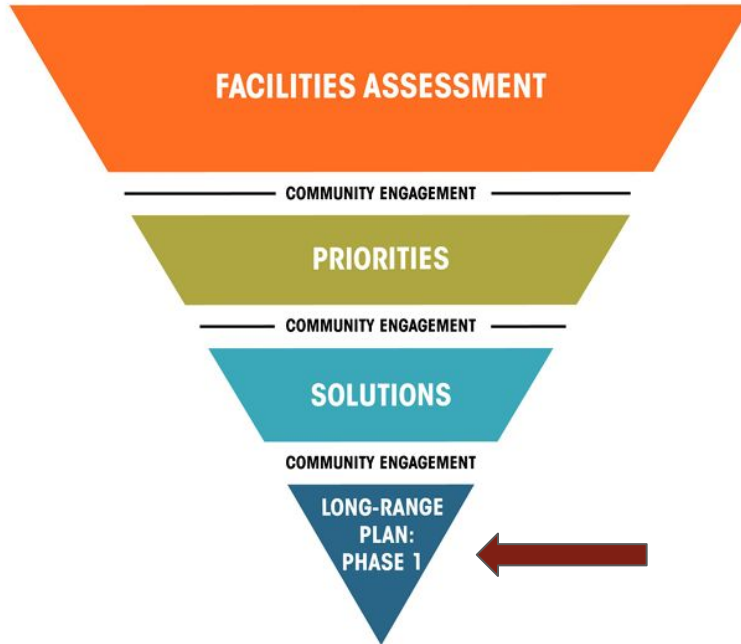
# Facility Planning

## District Facilities Vision

Safe, secure, and accessible

Welcoming, well-maintained,  
and operationally efficient

Adaptable to meet evolving  
student needs



### KEY DATES

**June 25** (*Tonight*)

Provide project direction

**July 8**

Discuss high level project elements and refined capital maintenance list

**July 22**

Review final project details

**August 12**

Board action on November ballot resolutions

# RIGHTSIZING

- » Decorah
- » Fair Park
- » Jackson (rebuild)
- » Rolfs
- » Education Service Center

# Elementary Overview | Rightsizing Opportunities

**DECORAH**



**Close**

**FAIR PARK**



**Close**

**GREEN TREE**



**JACKSON**



**Replace**

**MCLANE**



BLDG CONDITIONS	3.07
EDUCATIONAL ADEQUACY	2.53
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$12.8 M
COST/SF	\$236/SF

BLDG CONDITIONS	2.91
EDUCATIONAL ADEQUACY	2.50
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$14.6 M
COST/SF	\$265/SF

BLDG CONDITIONS	3.24
EDUCATIONAL ADEQUACY	2.72
CAPACITY	537
15 YR CAPITAL MAINTENANCE	\$12.6 M
COST/SF	\$210/SF

BLDG CONDITIONS	2.64
EDUCATIONAL ADEQUACY	2.48
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$16.4 M
COST/SF	\$277/SF

BLDG CONDITIONS	3.53
EDUCATIONAL ADEQUACY	3.03
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$14.1 M
COST/SF	\$203/SF

Should the community support a November 2024 referendum, the **earliest** the district could close a school or building would be for the **2027-28** school year.

5	<b>NEW:</b> Brand New, Great Condition, Do Not Foresee A Need For Replacement
4	<b>GOOD:</b> Not Brand New, Functional And Does Not Need To Be Replaced
3	<b>FAIR:</b> Functional, Average Wear For Building Age
2	<b>POOR:</b> Functional, But Worn From Use
1	<b>CRITICAL:</b> Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately

# Rightsizing Opportunities | Long-Range Plan

**ROLFS**



**SILVERBROOK**



**BADGER**



**EAST + WEST HS**



**ALT ED. AT ESC**



BLDG CONDITIONS	3.07
EDUCATIONAL ADEQUACY	2.53
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$12.8 M
COST/SF	\$236/SF

BLDG CONDITIONS	4.16
EDUCATIONAL ADEQUACY	3.73
CAPACITY	887
15 YR CAPITAL MAINTENANCE	\$23.7 M
COST/SF	\$134/SF

BLDG CONDITIONS	3.94
EDUCATIONAL ADEQUACY	3.31
CAPACITY	1044
15 YR CAPITAL MAINTENANCE	\$22.2 M
COST/SF	\$105/SF

BLDG CONDITIONS	2.99
EDUCATIONAL ADEQUACY	2.49
CAPACITY	2279
15 YR CAPITAL MAINTENANCE	\$105.6 M
COST/SF	\$228 / SF

BLDG CONDITIONS	3.20
EDUCATIONAL ADEQUACY	2.12
CAPACITY	N/A
15 YR CAPITAL MAINTENANCE	\$4.5 M
COST/SF	\$208/SF

Should the community support a November 2024 referendum, the **earliest** the district could close a school or building would be for the **2027-28** school year.

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4	<b>GOOD:</b> Not Brand New, Functional And Does Not Need To Be Replaced
3	<b>FAIR:</b> Functional, Average Wear For Building Age
2	<b>POOR:</b> Functional, But Worn From Use
1	<b>CRITICAL:</b> Critical Condition, Extremely Worn / Damaged, Needs Replacement Immediately
N/A	<b>NOT APPLICABLE:</b> Category Or Criteria Does Not Apply To Spaces

# Data Comparison: Decorah & McLane

## DECORAH ELEMENTARY



BLDG CONDITIONS	3.07
EDUCATIONAL ADEQUACY	2.53
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$12.8 M
COST/SF	\$236/SF

## MCLANE ELEMENTARY



BLDG CONDITIONS	3.53
EDUCATIONAL ADEQUACY	3.03
CAPACITY	468
15 YR CAPITAL MAINTENANCE	\$14.1 M
COST/SF	\$203/SF

# Data Comparison: Decorah & McLane

## BUILDING CONDITIONS

CATEGORY	Decorah Elementary	McLane Elementary
Civil / Site	3.13	3.83
ADA	3.00	3.83
Foundation	3.00	3.00
Structural System	3.00	3.00
Roofing	3.00	4.00
Exterior Enclosure	2.43	3.14
Interior	2.69	3.23
Miscellaneous	3.33	3.43
Electrical	2.85	3.21
Mechanical	4.20	4.91
Plumbing	3.10	3.27
<b>Average</b>	<b>3.07</b>	<b>3.53</b>

## EDUCATION ADEQUACY

CATEGORY	Decorah Elementary	McLane Elementary
Site	2.83	3.17
Safety	2.43	2.71
Core Learning Areas	3.38	3.75
Specialty Learning Areas	3.00	3.88
Intervention / SE / Resource	2.88	3.50
Breakout / Collaboration Areas	1.00	1.00
Common Areas	2.13	2.75
Office / Administrative Areas	2.63	3.50
<b>Average</b>	<b>2.53</b>	<b>3.03</b>

# Data Comparison: Decorah & McLane

## DECORAH ELEMENTARY

**Total site size:** 11.5 acres

**Building size:** 54,259 sq. ft. (1-story)

**Site footprint:** 54,259 sq. ft.

**Parking count:** 74 (divided)

**Traffic flow / parking remediation cost:** similar

**Gymnasium / cafeteria:** shared

**Renovation/significant recent investments:**  
lacking

**Boundary impacts:** location

## McLANE ELEMENTARY

**Total site size:** 10.4 acres

**Building size:** 69,424 sq. ft. (2-story)

**Site footprint:** 32,689 sq. ft.

**Parking count:** 64 (single)

**Traffic flow / parking remediation cost:** similar

**Gymnasium / cafeteria:** separate

**Renovations/building system improvements:**  
recent

**Boundary impacts:** location



# CRITICAL DECISIONS

- » Pursue referendum question
- » Define Jackson
- » Determine total cost threshold

# REFERENDUM QUESTION

Based on what you learned in the survey,  
will the board pursue a facilities referendum in fall?

# Survey Recap

**1,609**

staff and community members **completed the survey**

**79%**

agree or strongly agree most urgent needs **must be addressed now\***

**66%**

agree or strongly agree on voting **“yes” for Phase 1\***

**61%**

would definitely or probably support **\$100 million\***

**54%**

would definitely or probably support **\$125 million\***

**72%**

agree that **Jackson needs to be replaced\***

*\*All percentages are rounded down and weighted.*

# Jackson Elementary School

» K-8

» K-5

# K-8 / K-5 Rationale Comparison

## NEW JACKSON AS K-8

### Space utilization:

Badger enrollment fits as originally designed, Jackson used to offset enrollment

### Enhanced education:

Fewer transitions  
Survey results preferred K-8 opportunity

### Cost-effective solution:

Approximately \$20M more expensive which restricts other opportunities (\$65.2M - \$73.8M)

## NEW JACKSON AS K-5

### Space utilization:

Badger can fit within existing building, though requires repurposing some support spaces in the short term

### Enhanced education:

Provides consistent K-5 model across the district as well as balance in academics, athletics, and co-curricular offerings

### Cost-effective solution:

Approximately \$20M less expensive than alternatives which frees up funds for other high-priority district needs (\$47.9M - \$54.2M)



# BADGER MIDDLE SCHOOL



## CAPACITY

is the number of students that can be reasonably accommodated by the school building and site.

Capacity is affected by:

- Physical variables (size and number of spaces)
- Operational variables (staffing ratios, utilization rates)
- Programmatic variables (educational offerings, specialty programs, schedules)

## MAXIMUM VS FUNCTIONAL

**Maximum Capacity:** Total number of student seats in a school

- Every seat is full, every room, every hour of the day
- Used as baseline for study
- Unrealistic expectation

**Functional Capacity:** Total number of students for desired level of schedule flexibility. All final capacity calculations in this report utilize a functional multiplier.

- 90% of maximum capacity in elementary and middle schools (includes core classrooms only)
- 75% of maximum capacity in high schools (includes all scheduled instructional spaces)

GRADES	7-8	CONDITIONS	3.94
SITE (ACRES)	20.98	EAA	3.31
BUILDING SF	210,731	ENROLLMENT	781
YEAR BUILT	1958	CAPACITY	1044
ADDITIONS / RENO	2010	% OCCUPIED	54%

Max Capacity = 1,160

Functional Capacity = 1,044

Served 1,020 students in 2014

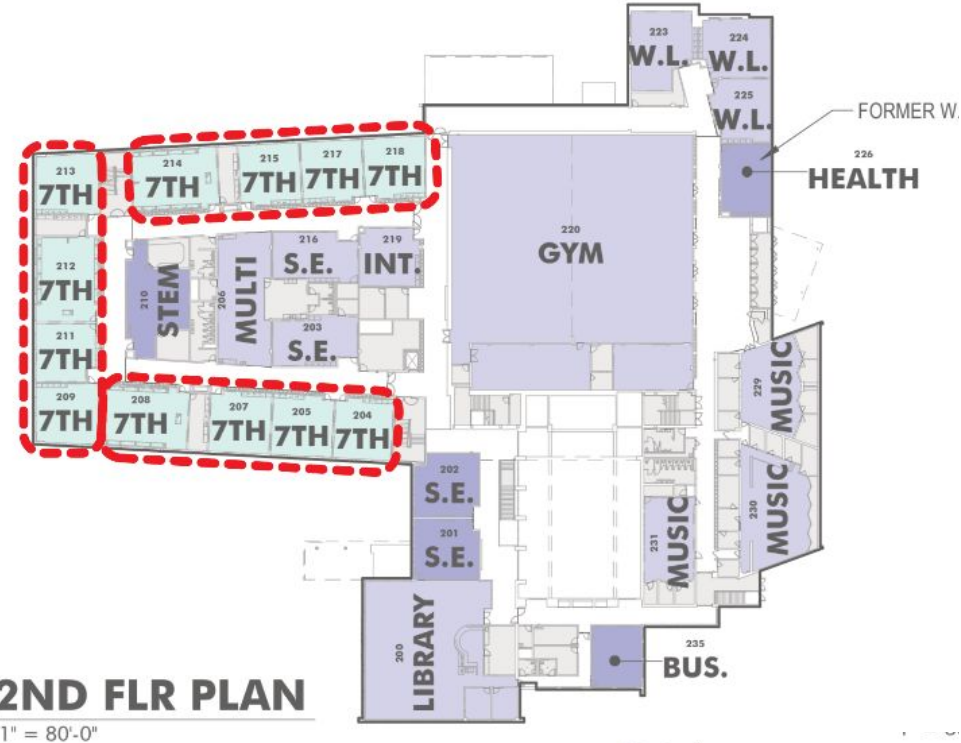
# Badger as 6-8 (As Designed) / Jackson as K-8

- 12 Classrooms / Grade
- 4-Class House (x3)
- 36 Standard Classrooms
- 939 Functional Capacity
- **-135 Students**

*Projected enrollment 6-8th grade for 2027-2028 = 1,074*

## LEGEND

	STANDARD CLASSROOM
	INSTRUCTIONAL RESOURCE SPACE
	INSTRUCTION RESOURCE SPACE RELOCATED
	POTENTIAL CLASSROOM
	SUPPORT SPACE (OFFICES, TOILET ROOMS, MECHANICAL, GENERAL BLDG SUPPORT)



**2ND FLR PLAN**  
1" = 80'-0"

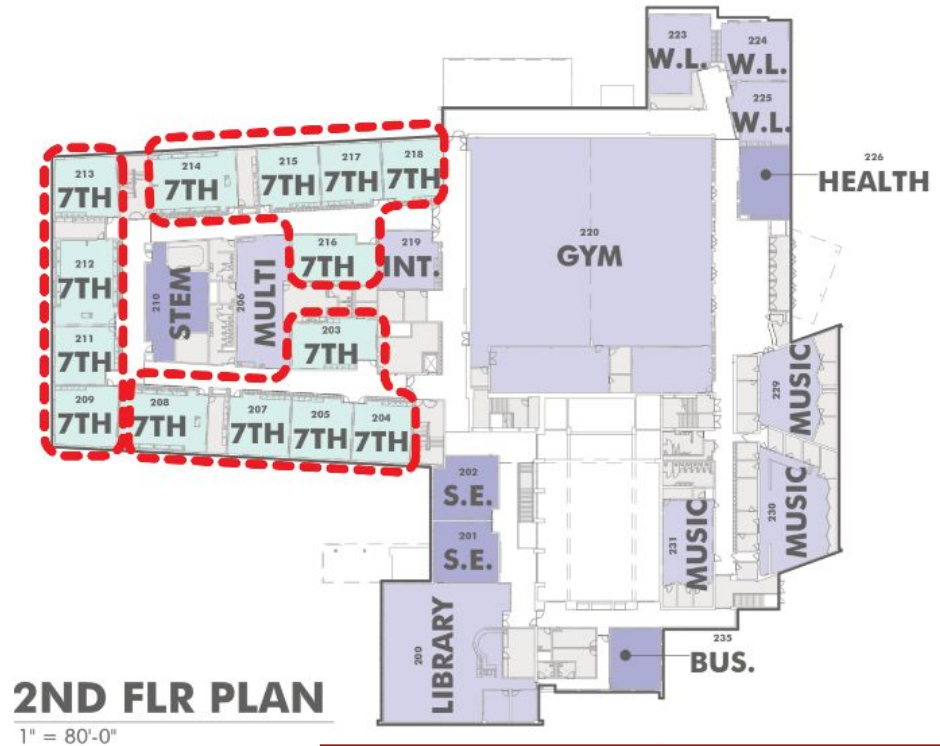
# Badger as 6-8 / Jackson as K-5

- 14 Classrooms / Grade
- 4.5-Class House (x3 grades)
- 42 Standard Classrooms
- 1,096 Functional Capacity
- +22 Students

*Projected enrollment 6-8th grade for 2027-2028 = 1,074*

## LEGEND

	STANDARD CLASSROOM
	INSTRUCTIONAL RESOURCE SPACE
	INSTRUCTION RESOURCE SPACE RELOCATED
	POTENTIAL CLASSROOM
	SUPPORT SPACE (OFFICES, TOILET ROOMS, MECHANICAL, GENERAL BLDG SUPPORT)



Fits, but requires short-term loss of some support space



# Grades 6-8 Projections as Compared to Capacity

GRADE	SCHOOL YEAR									
	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
4K	312	318	291	269	258	246	235	223	212	200
K	346	336	343	314	298	291	278	266	253	241
1	355	339	330	337	308	293	286	273	261	249
2	355	356	340	331	338	309	294	286	274	262
3	362	353	354	338	329	336	308	292	285	273
4	354	358	349	350	335	326	333	304	289	282
5	375	359	362	354	354	339	330	337	308	293
6	372	376	360	364	355	356	341	331	338	309
7	433	375	380	363	367	358	359	344	334	341
8	445	424	367	372	356	360	351	351	336	327
9	472	502	479	415	420	1074	1051	1026	1008	977
10	500	460	490	467	404	393	388	381	385	376
11	478	486	448	476	454	456	440	400	385	376
12	507	480	488	450	478	456	440	400	385	376
TOTAL	5,664	5,523	5,382	5,200	5,056	4,877	4,877	4,581	4,581	4,308
K-4	1,771	1,743	1,717	1,671	1,609	1,555	1,498	1,422	1,363	1,306
5-6	746	735	723	718	709	695	670	668	646	602
7-8	877	799	747	735	723	718	710	695	671	669
9-12	1,957	1,929	1,905	1,808	1,757	1,661	1,592	1,574	1,552	1,530

14 sections/grade (for 1074)
   
 13 sections/grade (for 1026)
   
 12.5 sections/grade (for 977)

# K-5 Recommendation

## NEW JACKSON AS K-5

### **Space utilization improved:**

Fits within existing building, though requires repurposing some support spaces in the short term. Risk around long-term enrollment growth.

### **Enhanced education equitable:**

Provides consistent K-5 model across the district as well as balance in academics, athletics, and co-curricular offerings

### **Cost-effective solution:**

Approximately \$20M less expensive than alternatives which frees up funds for other high-priority district needs (\$47.9M - \$54.2M)



# Cost Threshold

Based on what you learned in the survey,  
what amount should we target?

- » \$100 million (61% support)
- » \$125 million (54% support)
- » Between \$100 and \$125 million

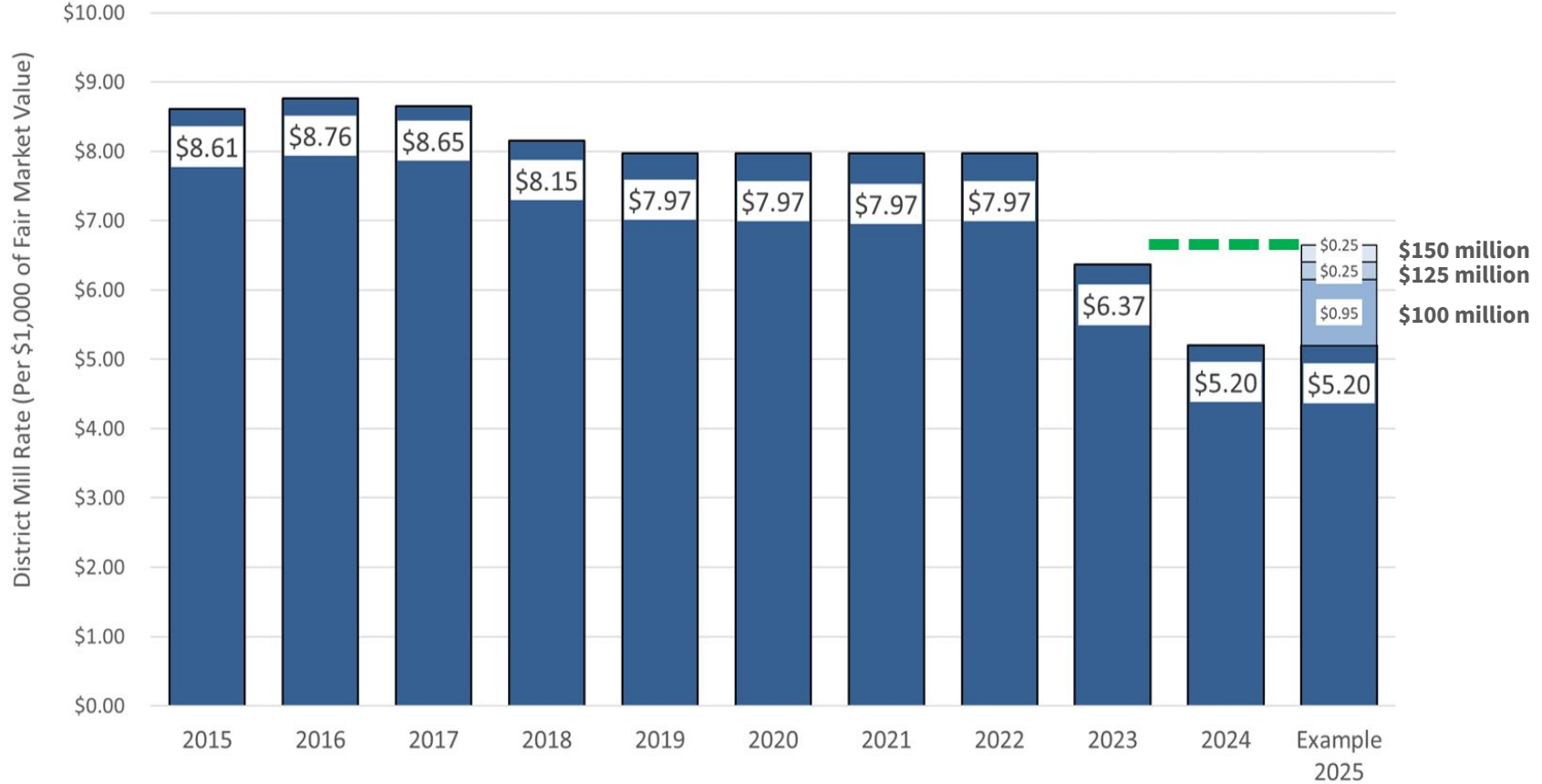
# Define Phase I

Priority	\$100 MILLION
Safety & Security	Secure Entries & Layers of Security at Green Tree, McLane, & High Schools
Capital Maintenance	Approximately 20% of Total Priority Capital Projects
Rightsizing	Close Fair Park and Decorah Elementary Schools
	Close Rolf's Early Education Center & Integrate Programs into the Green Tree and McLane Elementary Schools
	Close Education Service Center & Integrate Programs in to the High School
	<b><i>Recommend Adding: Renovation of High School Classrooms Displaced by the Education Service Center Relocation (+/- 14% of HS)</i></b>

**61%**  
 would definitely or probably support  
**\$100 million**

# Example Tax Impacts: Three Potential Borrowing Levels

*Included in May 2024 Survey*



# Potential Annual Debt Service Tax Impact

## Potential Referendum Amount

PROPERTY VALUE	<b>\$100 MILLION</b> <i>\$0.95 per \$1,000 of property value</i>	<b>\$111.7 MILLION</b> <i>~\$1.07 per \$1,000 of property value</i>	<b>\$125 MILLION</b> <i>\$1.20 per \$1,000 of property value</i>
\$100,000	\$95 per year	~\$107 per year	\$120 per year
\$200,000	\$190 per year	~\$214 per year	\$240 per year
\$300,000	\$285 per year	~\$321 per year	\$360 per year

**61% Weighted  
Survey Support**

**Amount Not  
Tested in Survey**

**54% Weighted  
Survey Support**

- Amounts shown above would be in addition to the current 2023-24 mill rate of \$5.20.
- Estimated interest rate is 4.75%.

# Define Phase I

**61% Weighted  
Survey Support**

**Amount Not Tested  
in Survey**

**54% Weighted  
Survey Support**

**Priority**

**\$100 MILLION**

**\$111.7 MILLION**

**\$125 MILLION**

Safety & Security

Secure Entries & Layers of Security at Green Tree, McLane, & High Schools

Capital  
Maintenance

Approximately 20% of Total  
Priority Capital Projects

Approximately 21-24% of Total  
Priority Capital Projects

Approximately 25% of Total  
Priority Capital Projects

Rightsizing

Close Fair Park and Decorah Elementary Schools

Close Rolf's Early Education Center & Integrate Programs into the Green Tree and McLane Elementary Schools

Close Education Service Center & Integrate Programs in to the High School

***Recommend Adding: Renovation of High School Classrooms Displaced by the Education Service Center Relocation (+/- 14% of HS)***

# Long-Range Capital Maintenance Plan

Building	2024	2025-2026	2027-2028	2029-2033	2034-2039	Grand Total	Costs/GSF
Rolfs Early Learning	\$ 13,000	\$ 1,059,000	\$ 594,000	\$ 558,000	\$ 525,000	\$ 2,749,000	\$ 197
Decorah Elementary	\$ 2,063,000	\$ 4,321,000	\$ 1,317,000	\$ 1,883,000	\$ 3,247,000	\$ 12,831,000	\$ 236
Fair Park Elementary	\$ 1,404,000	\$ 8,277,000	\$ 940,000	\$ 1,532,000	\$ 2,480,000	\$ 14,633,000	\$ 265
Green Tree Elementary	\$ 2,126,000	\$ 2,823,000	\$ 2,844,000	\$ 1,671,000	\$ 3,131,000	\$ 12,595,000	\$ 210
Jackson Elementary	\$ 4,000,000	\$ 6,388,000	\$ 2,077,000	\$ 2,040,000	\$ 1,933,000	\$ 16,438,000	\$ 277
McLane Elementary	\$ 2,357,000	\$ 4,085,000	\$ 1,263,000	\$ 3,321,000	\$ 3,085,000	\$ 14,111,000	\$ 203
Silverbrook Intermediate	\$ 997,000	\$ 817,000	\$ 3,507,000	\$ 6,195,000	\$12,189,000	\$ 23,705,000	\$ 134
Badger Middle	\$ 10,000	\$ 2,255,000	\$ 4,490,000	\$ 8,496,000	\$ 6,957,000	\$ 22,208,000	\$ 105
East West High School	\$15,468,000	\$46,314,000	\$11,323,000	\$ 11,556,000	\$20,930,000	\$105,591,000	\$ 228
District Office	\$ 107,000	\$ 960,000	\$ 1,086,000	\$ 424,000	\$ 1,968,000	\$ 4,545,000	\$ 209
	<b>\$28,545,000</b>	<b>\$77,299,000</b>	<b>\$29,441,000</b>	<b>\$ 37,676,000</b>	<b>\$56,445,000</b>	<b>\$229,406,000</b>	
					<b>Total Costs Avoided</b>	<b>\$ 51,196,000</b>	

## INFLATION IMPLICATIONS

The cost of going above \$100M to address additional capital maintenance will cost more if delayed four years.



# Define Capital Maintenance

Site	\$125 MILLION (Additional Projects)
GT, McL	PA System
McL	Louver Replacement (ventilation) , Grease Interceptor, Kitchen Floor Replacement
GT	Clock System
HS	Parking Lot Replacement, Foundation, Masonry & Stair Work, Modernize 2 Elevators, PA System, Electrical Panel & Motor Control Replacements, Replace Ceilings/Lights in Cafeterias, Clock System, Fire Sprinkling System, Replace Windows, Continued HVAC work

If the board selects a figure between \$100 million and \$125 million, the WBSD team would work to prioritize items from the long-range capital maintenance plan.

# Key Dates & Next Steps

<b>July 8</b>	Board Meeting - Discussion with Tim Harder regarding high level project elements and refined capital maintenance list depending upon selected cost threshold
<b>July 22</b>	Board Workshop to present final proposed information
<b>August 12</b>	Board Meeting for adoption of ballot resolutions
<b>August 27</b>	<b>Referendum Adoption Deadline</b>
<b>November 5</b>	Election day

## Next Steps

- EUA, Findorff, and Baird to continue option and costs refinement in conversation with the district
- Preparing referendum communications plan in event of Board adoption

# Questions?



WB

WEST BEND SCHOOLS  
LONG-RANGE FACILITIES PLANNING

# BOARD DIRECTION

The project team has heard the below direction and will bring back revised solutions with costs on July 22.

- » Pursue a November facilities referendum
- » Rebuild Jackson as a K-5
- » Total project cost threshold is not to exceed \$110 million
- » Complete rightsizing (integrate the ESC into the high schools)
- » Consider additional capital maintenance projects if within budget/focus on HS in particular