

Addressing Facility Needs in Wausau Schools



Tonight's Presentation

A response to a request for a proposal that addresses the District's facility needs.



Tonight's Presentation

Tonight, we will...

1. Outline the District's facility needs
2. Review the process used to engage the District community
3. Detail the solutions proposed by Administration



Comprehensive Review

As we present this information, it is important to note that we are providing a full and comprehensive review of the Board and District's work to date.



Thank You!

We want to thank everyone who has been a part of this process, including the hundreds of community members and staff members.



Tonight's Presentation

I will continue this presentation by reviewing the needs of the District, the robust process we used to engage the community and staff to find a solution that meets our needs. Finally, I will discuss the proposed solution itself with the help of the principals.



District Needs

Despite being well maintained, the Wausau School District has urgent facility needs that must be addressed now:

- Outdated Facility Systems/Deferred Maintenance Needs
- Safety and Security Needs
- Outdated Instructional Environment Needs
- Outdated Co-Curricular Facilities
- Outdated Fine Arts Facilities



Outdated Facility Systems and Deferred Maintenance Needs

While our schools have been very well maintained we have...

- Facility systems that have outlived their useful lives
 - Inefficient, outdated heating and cooling systems
- Obsolete systems
- Electrical/instructional technology systems not conducive to classroom use
- Inefficient lights
- Inefficient single-pane windows, worn-out floor coverings, worn ceilings, aging roofs, and pavement that requires replacement



Safety and Security Needs

Our schools are safe, some safety-related upgrades are needed, including...

- More secure and welcoming entrances
- Improved mass notification systems
- Improved video surveillance
- Safer traffic flow and parking



Outdated Instructional Environment Needs

Our classrooms have served our students well, but they were created long ago and need to be renovated.

- Modern and functional classrooms
- Learning spaces that allow the use of today's curriculum
- Address accessibility concerns
- Separate gymnasiums and cafeterias at schools where it's needed



Outdated Fine Arts Facilities

Our fine arts areas require attention. Of particular note, the following are some needed upgrades:

- Renovated choir/band/orchestra rehearsal and performance spaces
- Drama/theater (i.e. improve and expand rehearsal and storage/set construction spaces)



Outdated Co-Curricular Facilities

Providing safe and usable facilities for co-curriculars are important. Of note, we see a need to:

- Improve training, practice, and performance spaces
- Renovate locker rooms
- Add some field lighting

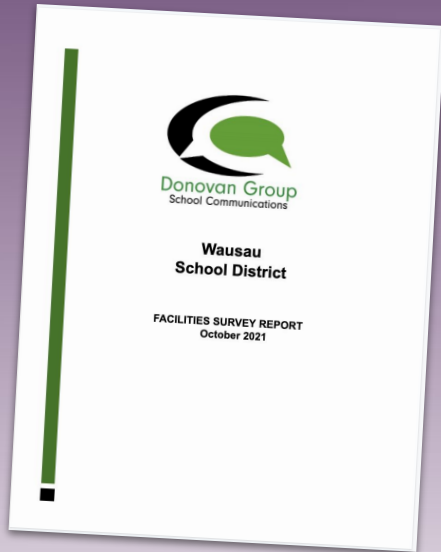


Our Principles

- Advance student learning, achievement, and success. (Mission)
- Be responsible to taxpayers
- Equality



Engagement Process: we listened



- Focus: the entire District community
- We left no stone unturned:
 - Online surveys for community and staff
 - 3 Community engagement sessions
 - Staff listening sessions at all schools
 - Facility needs webpage with instant feedback form
 - Social media engagement
 - Involvement of media



We heard you!

Solution:

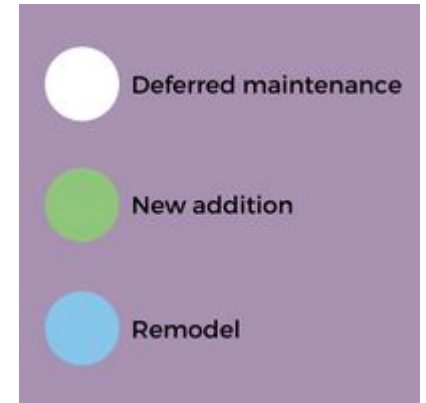
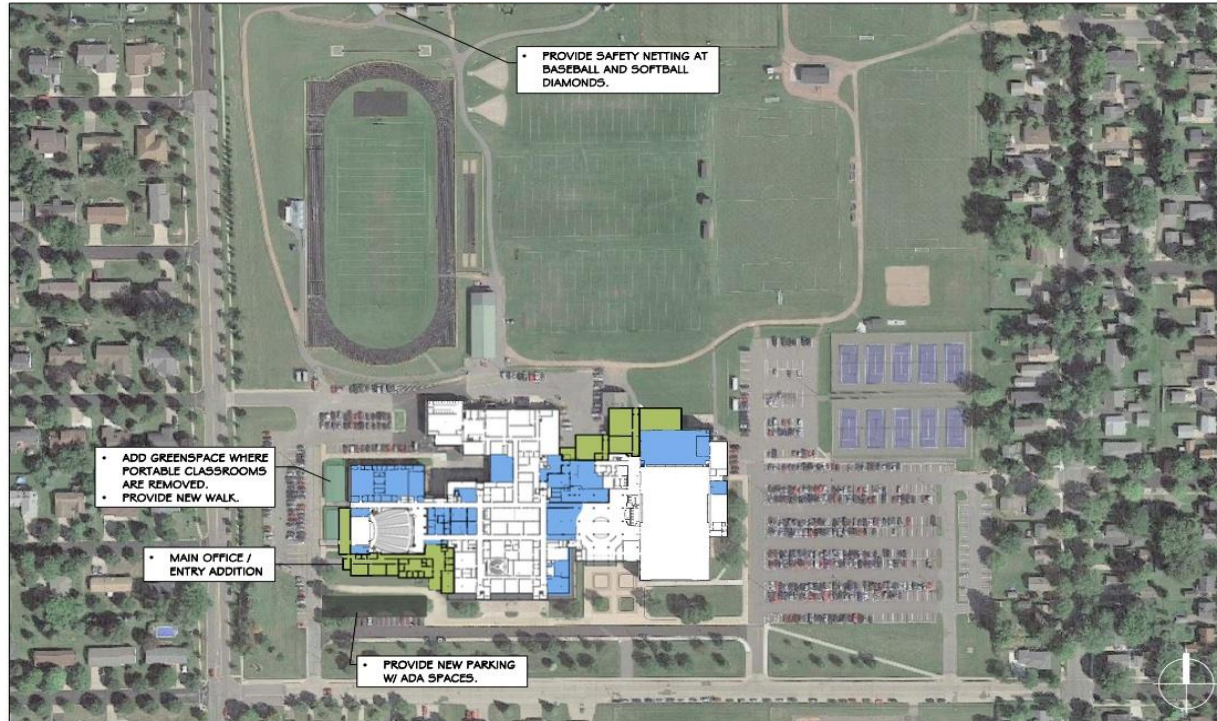


- This proposal does **not** include elementary or high school consolidation.
- While we considered District reorganization at the elementary and high school levels, we feel that reorganization is **not** the best solution.



Proposal: Wausau West High School

\$30,290,000



Proposal: John Muir Middle School

\$34,692,000

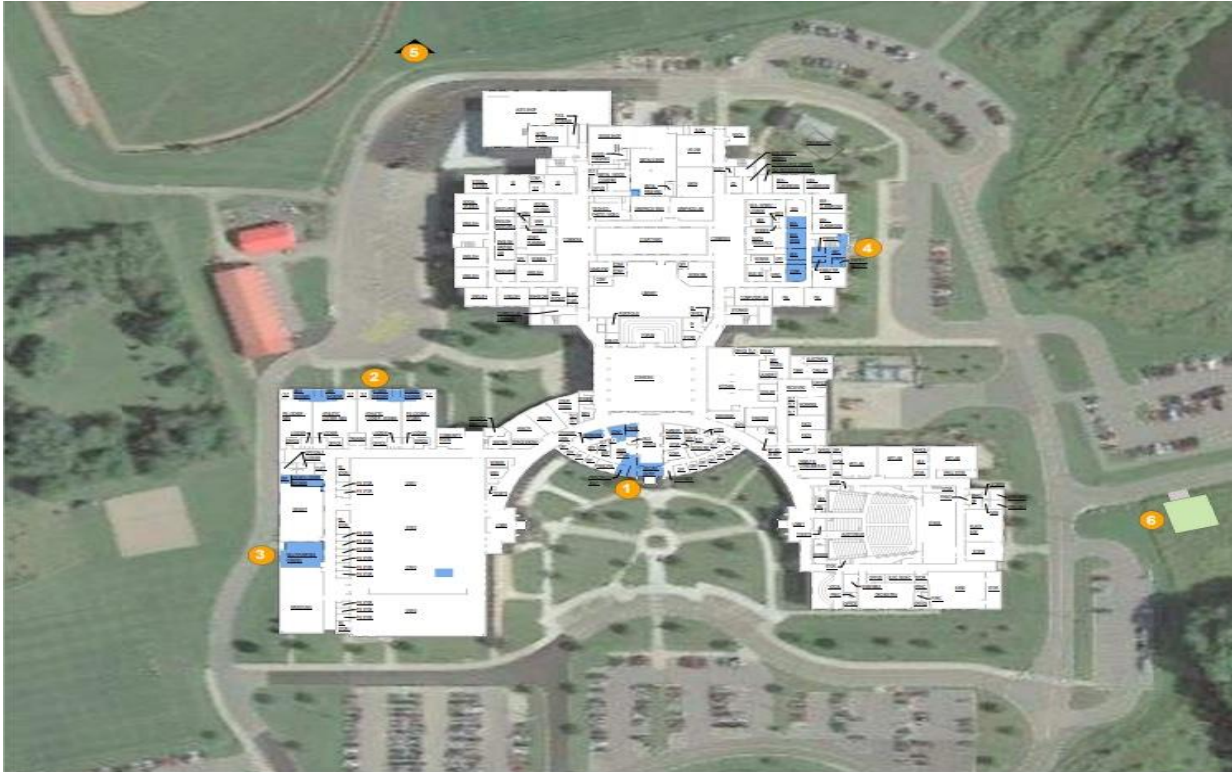


-  Deferred maintenance
-  New addition
-  Remodel



Proposal: Wausau East High School & EEA

\$7,515,000



FIRST FLOOR PLAN



Proposal: Franklin Elementary School

\$6,256,000



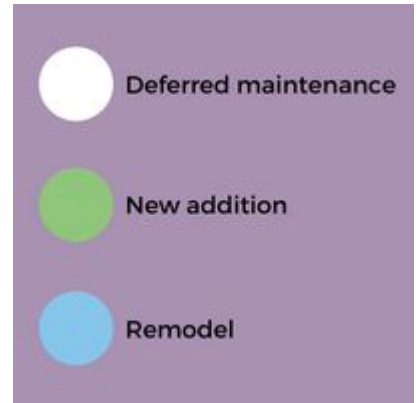
Proposal: Hawthorn Hills Elementary

\$8,209,000



Proposal: Hewitt-Texas Elementary

\$1,263,000



Proposal: G.D. Jones Elementary

\$1,555,000



FIRST FLOOR PLAN
0 10 20 40 60

- Deferred maintenance
- New addition
- Remodel



Proposal: Grant Elementary

\$11,742,000



Proposal: Lincoln Elementary

\$9,293,000



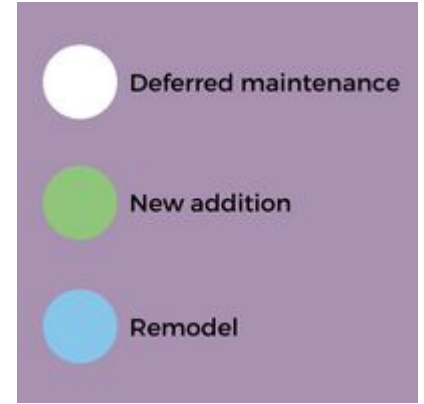
Proposal: Maine Elementary

\$5,367,000



Proposal: John Marshall Elementary

\$8,799,000



Proposal: Rib Mountain Elementary

\$6,245,000



Proposal: Riverview Elementary

\$6,096,000



Proposal: South Mountain Elementary

\$8,283,000



Proposal: Stettin Elementary

\$5,170,000



FIRST FLOOR PLAN
0' 10' 20' 40' 60'



Proposal: Thomas Jefferson Elementary

\$2,295,000



FIRST FLOOR PLAN
0' 10' 20' 30' 40'

- Deferred maintenance
- New addition
- Remodel



Proposal: Horace Mann Middle School & Wausau Area Montessori

\$12,017,000



- DEFERRED MAINTENANCE
- REMODELING
- NEW ADDITION
- MONTESSORI REMODELING
- MONTESSORI ADDITION

Project Summary w/ athletic fields

Facility	TOTAL
Franklin Elementary	6,256,000
GD Jones Elementary	1,555,000
Grant Elementary	11,742,000
Hawthorn Hills Elementary	8,209,000
Hewitt-Texas Elementary	1,263,000
Horace Mann Middle School	12,017,000
John Marshall Elementary School	8,799,000
John Muir Middle School	34,692,000
Lincoln Elementary School	9,293,000
Maine Elementary School	5,367,000
Rib Mountain Elementary School	6,245,000
Riverview Elementary School	6,096,000
School Forest	4,350,000
South Mountain Elementary School	8,283,000
Stettin Elementary School	5,170,000
Thomas Jefferson Elementary School	2,295,000
East High School	7,515,000
East High School Synthetic Fields	2,031,000
West High School	30,290,000
West High School Synthetic Fields	2,031,000
District Wide	8,402,000
TOTAL	181,901,000



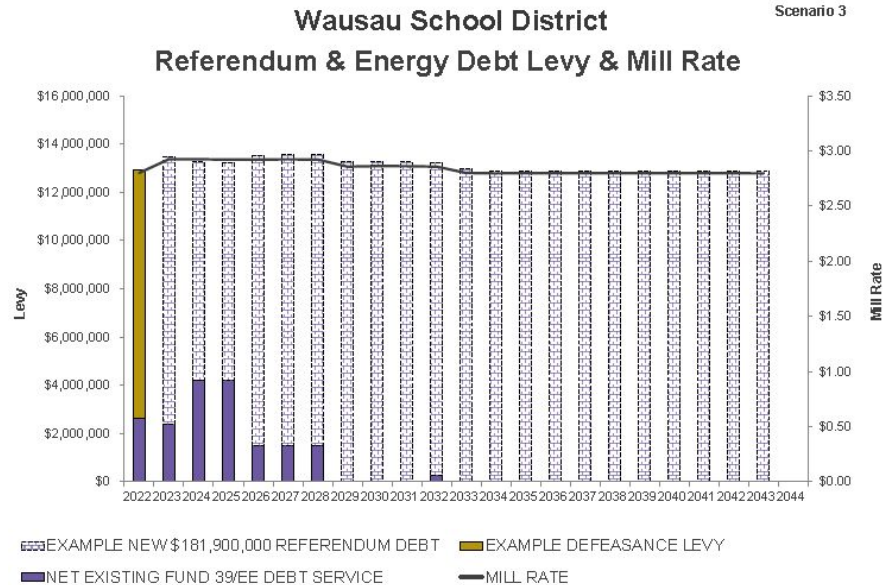
Project Summary w/o athletic fields

Facility	TOTAL
Franklin Elementary	6,255,624
GD Jones Elementary	1,555,315
Grant Elementary	11,741,905
Hawthorn Hills Elementary	8,208,913
Hewitt-Texas Elementary	1,262,654
Horace Mann Middle School	12,016,829
John Marshall Elementary School	8,798,669
John Muir Middle School	34,692,496
Lincoln Elementary School	9,293,088
Maine Elementary School	5,366,556
Rib Mountain Elementary School	6,244,538
Riverview Elementary School	6,095,991
School Forest	4,350,003
South Mountain Elementary School	8,283,187
Stettin Elementary School	5,170,340
Thomas Jefferson Elementary School	2,294,727
East High School	6,636,970
West High School	30,290,391
District Wide	8,401,803
TOTAL	176,960,000



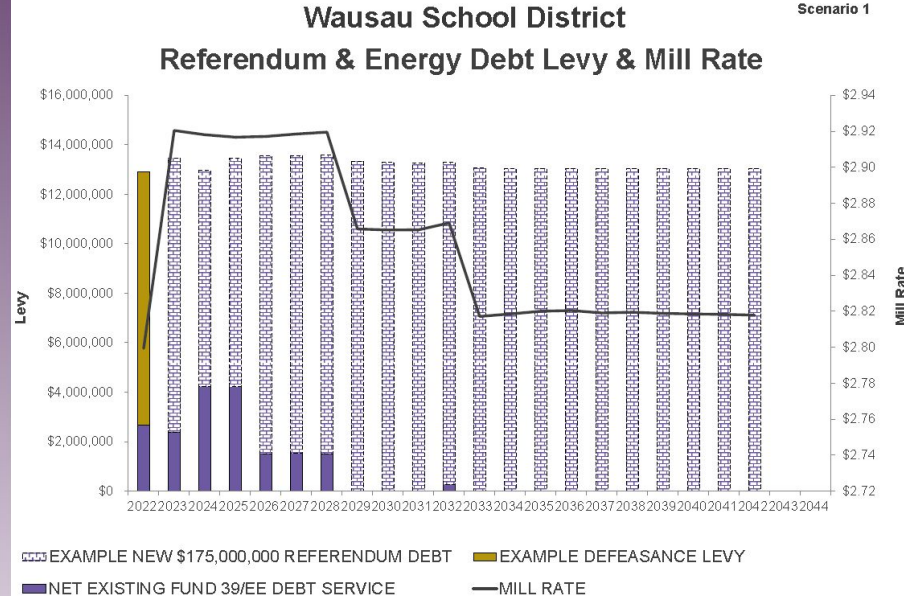
Financial Impact

- The below example shows a \$181,900,000 bond issue with a mill rate increase of \$0.12 over current year.
- This represents a \$12 annual increase for every \$100,000 of property value.



Financial Impact

- The below example shows a \$175,000,000 bond issue with a mill rate increase of \$0.12 over current year.
- This represents a \$12 annual increase for every \$100,000 of property value.

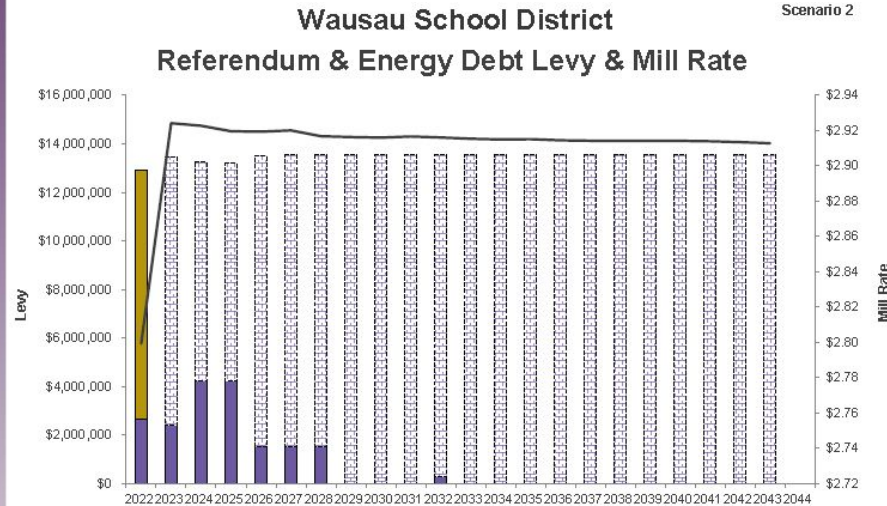


Notes: Referendum financing assumes estimated interest rate of 3.5%. Mill rate assumes estimated growth in equalized value of 0% and tertiary aid impact of 19%. Example financing scenarios could be impacted by other variables, such as significant market or statutory changes, which may necessitate adjustments to the financing plans. Mill rate may remain unchanged or decline in upcoming years if referendum not approved.



Financial Impact

- The below example shows a \$187,000,000 bond issue with a mill rate increase of \$0.12 over current year.
- This represents a \$12 annual increase for every \$100,000 of property value.



EXAMPLE NEW \$187,000,000 REFERENDUM DEBT

EXAMPLE DEFEASANCE LEVY

NET EXISTING FUND 39/EE DEBT SERVICE

MILL RATE

Notes: Referendum financing assumes estimated interest rate of 3.5-3.75%. Mill rate assumes estimated growth in equalized value of 0% and tertiary aid impact of 19%. Example financing scenarios could be impacted by other variables, such as significant market or statutory changes, which may necessitate adjustments to the financing plans. Mill rate may remain unchanged or decline in upcoming years if referendum not approved.



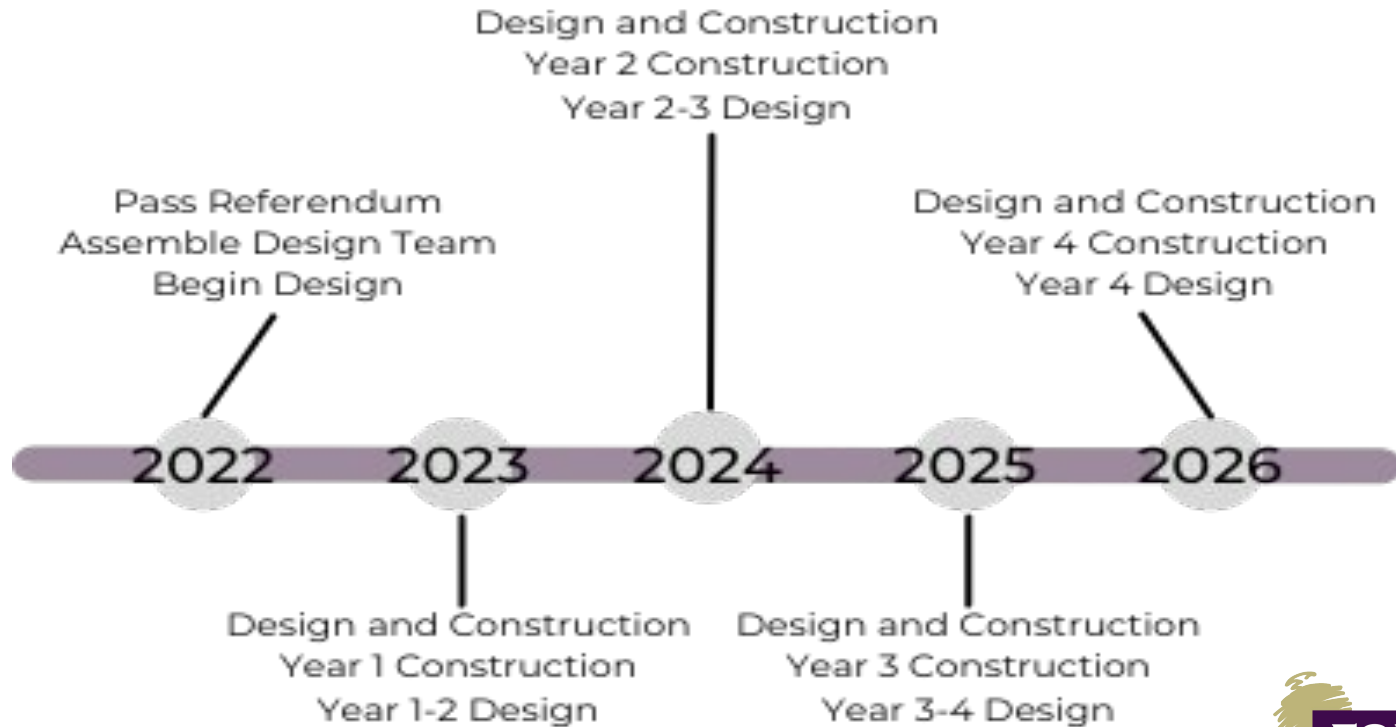
Financial Impact

Why the costs related to this project are higher than that which was on the table last year:

- Prices have gone up
- We are including some additional items that we feel are urgent and necessary
 - Much of the work at Wausau West



Project Timeline



Conclusion

In considering a way to address the District's urgent facility needs at a time when costs to do so are going up, we believe the option presented is the best one in that it is most aligned with the principles we outlined.



THANK YOU!

Questions?

