



# Welcome!

SCHOOL BOARD  
MASTERPLANNING  
WORKSHOP

08.02.2022

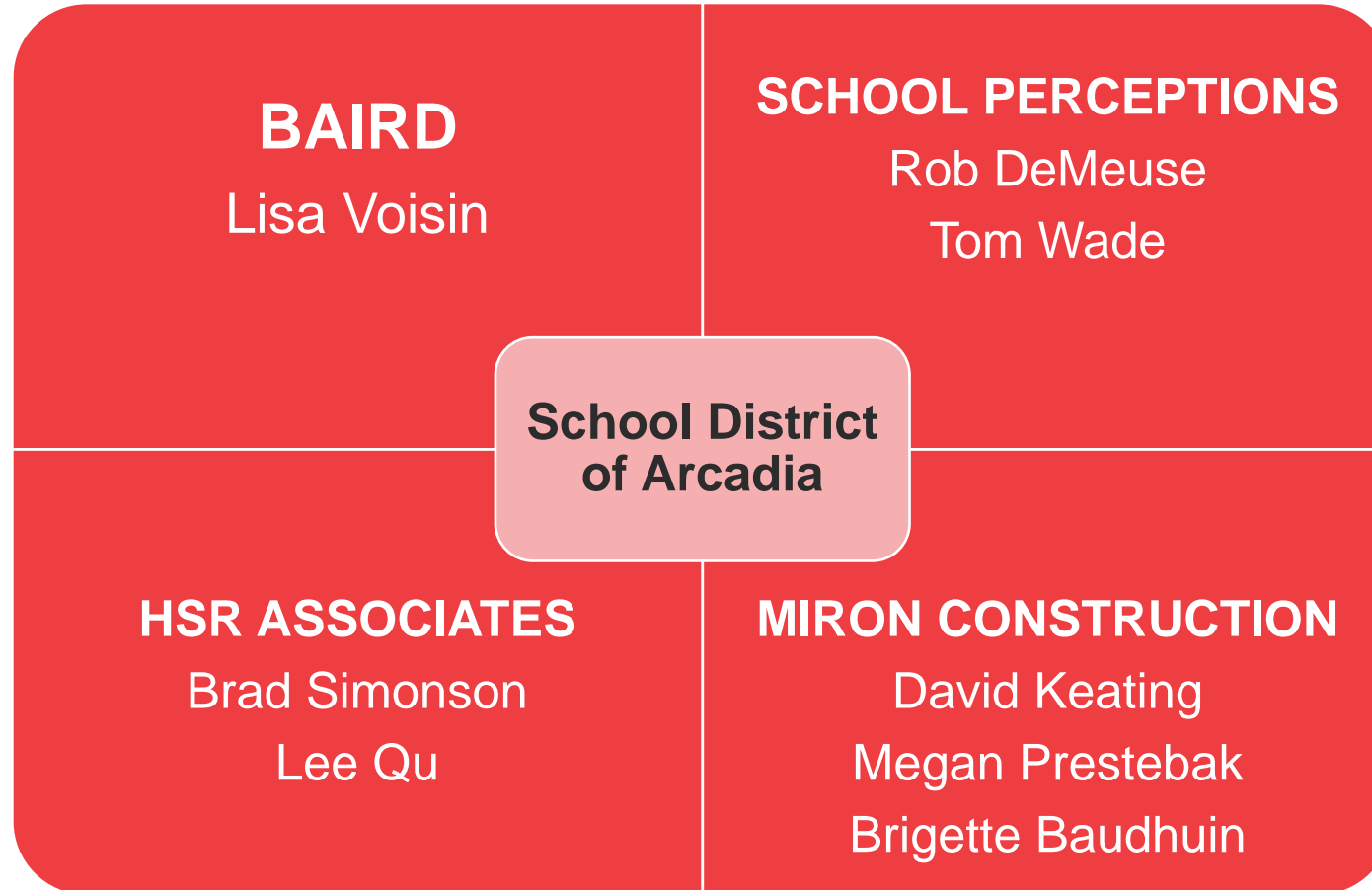


**The School  
District of  
Arcadia exists to  
ensure ALL  
children learn.**

# Meeting Objectives

- District Partner Introductions
- Overview Master Planning Process
- Financing 101
- Facilities Assessment
- Master Planning Options & Cost
- Community Engagement
- Next Steps

# District Partner Introductions





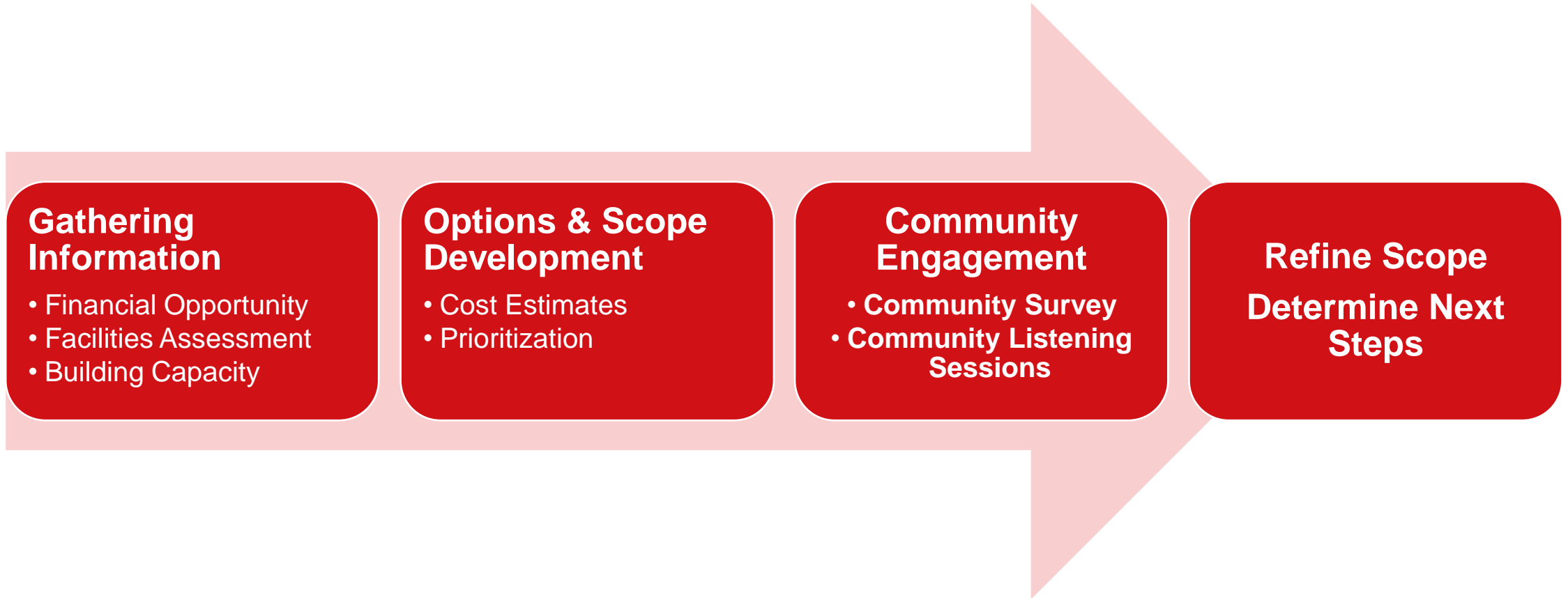
# MASTER PLANNING PROCESS

# Goals for Master Planning

## Think BIG picture

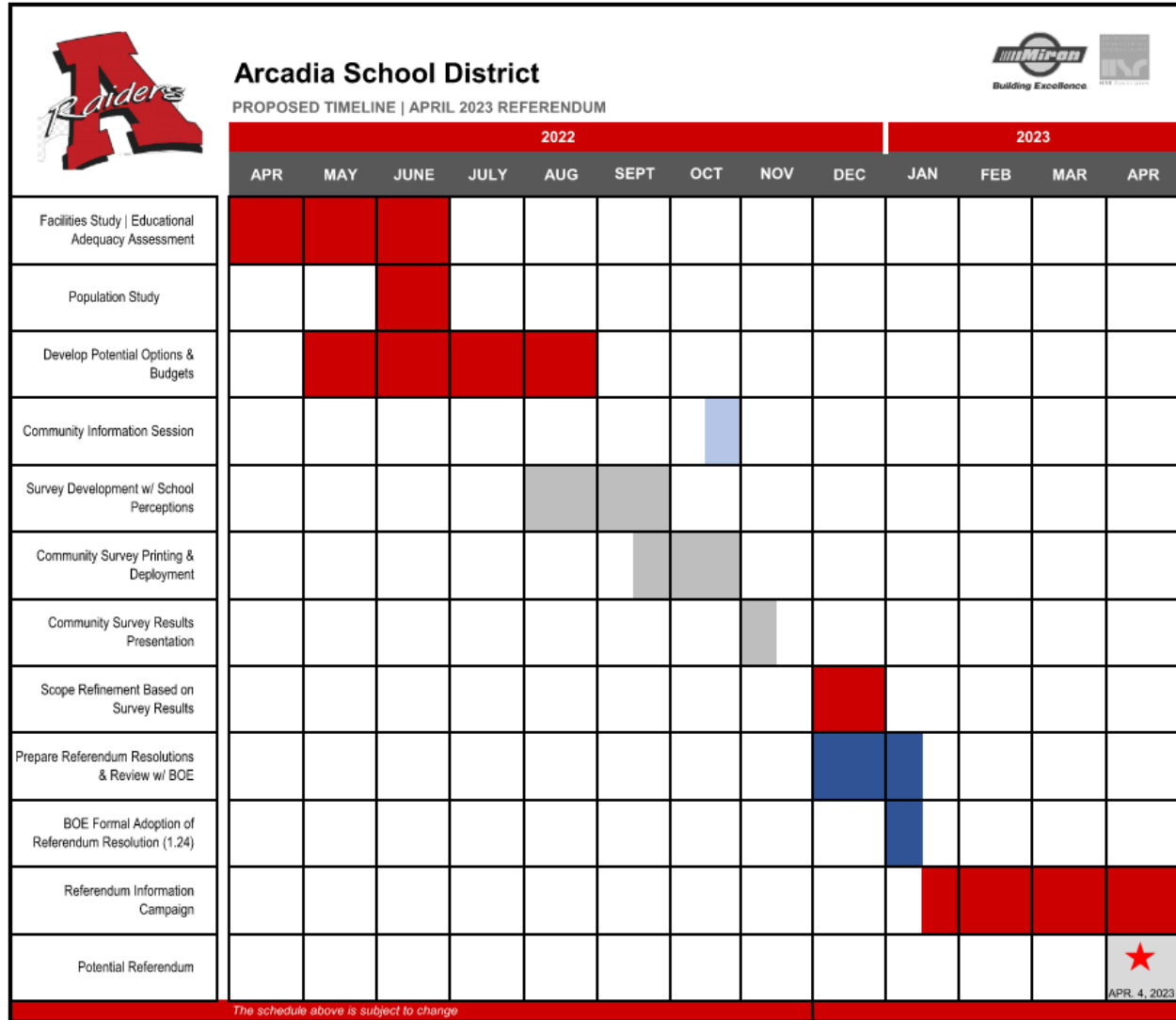
- A successful master plan incorporates **long-term strategic solutions** that **address your current needs** while identifying facility solutions that are flexible and adaptable to the future. Evaluating two pillars:
  1. Facilities Assessment - physical building spaces
    - What do we already have?
    - What is worth investing in?
    - How do we move forward?
  2. Educational Assessment - ability of the spaces to accommodate teaching and learning
    - Enrollment trends
    - Capacity
    - Capability to support current curriculum and future District goals

# Master Planning Process Steps





# MASTER PLANNING TIMELINE



**KEY**

Core Team ■ School Perceptions ■ BOE ■ Community Engagement ■





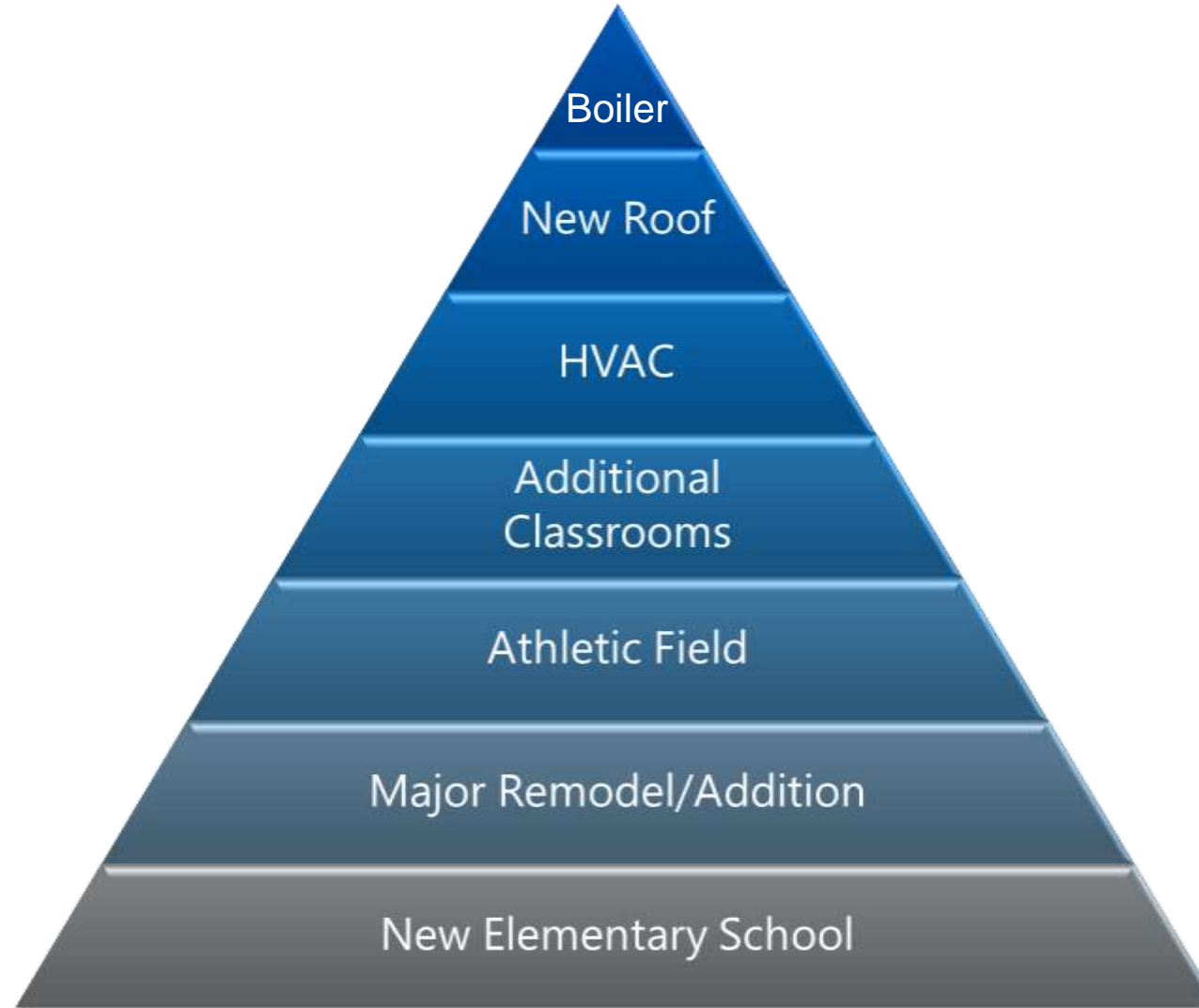
**GATHERING  
INFORMATION**

# FINANCING 101

How to Finance a Facility Project

# Example Facility Priorities

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# What Are Your Funding Options?

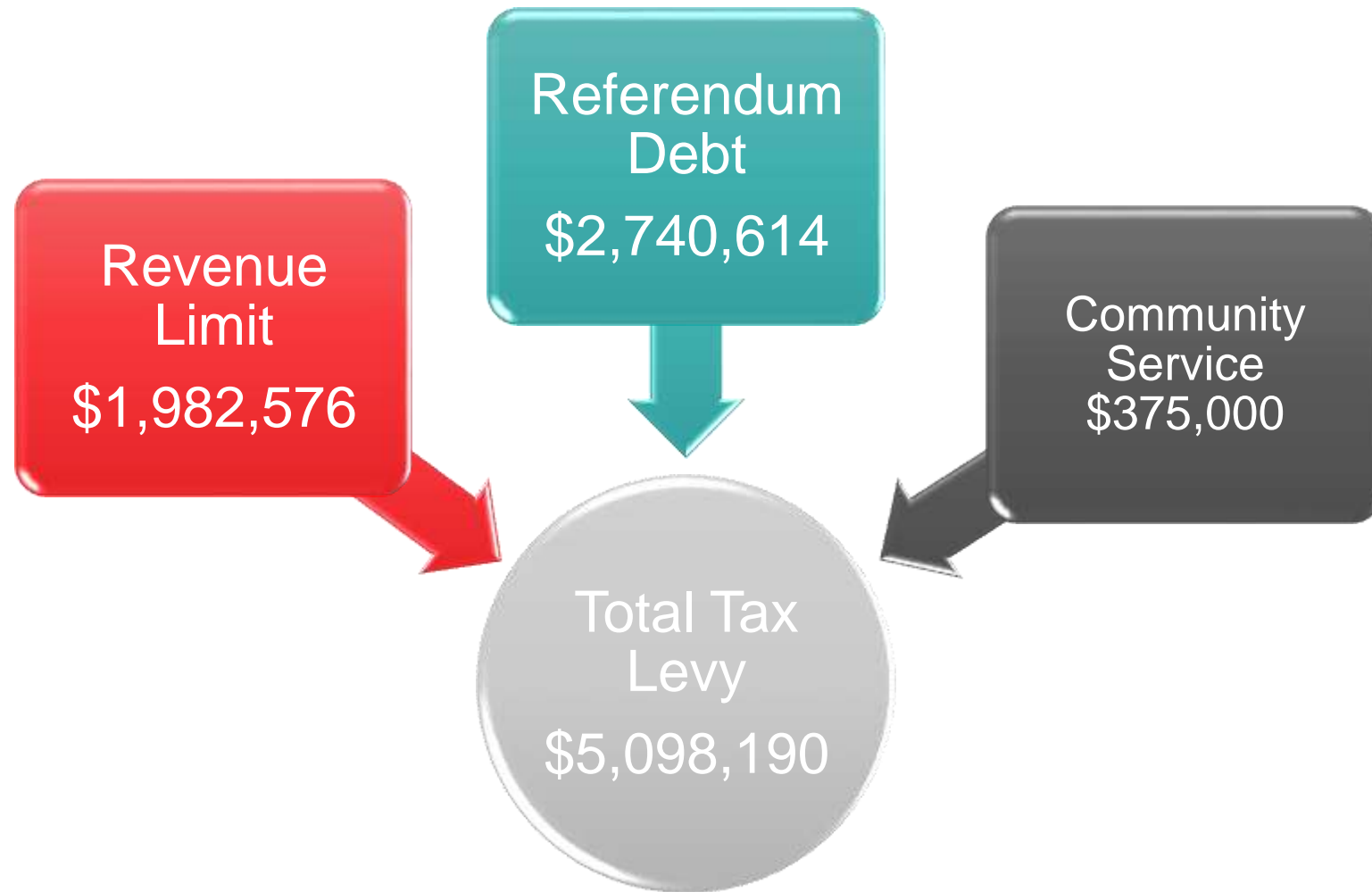
## Operational Funds

- Annual budget
- Levy for projects (Fund 41)
- Fund balance (Fund 10)
- Facility “savings” (Fund 46)
  - 10-year capital plan, 5-year window

## Borrowed Funds

- Revenue limit borrowing (Fund 38)
  - \$1 million exemption
  - Petition process
- **Referendum borrowing** (Fund 39)

# 2021-22 School Tax Levy

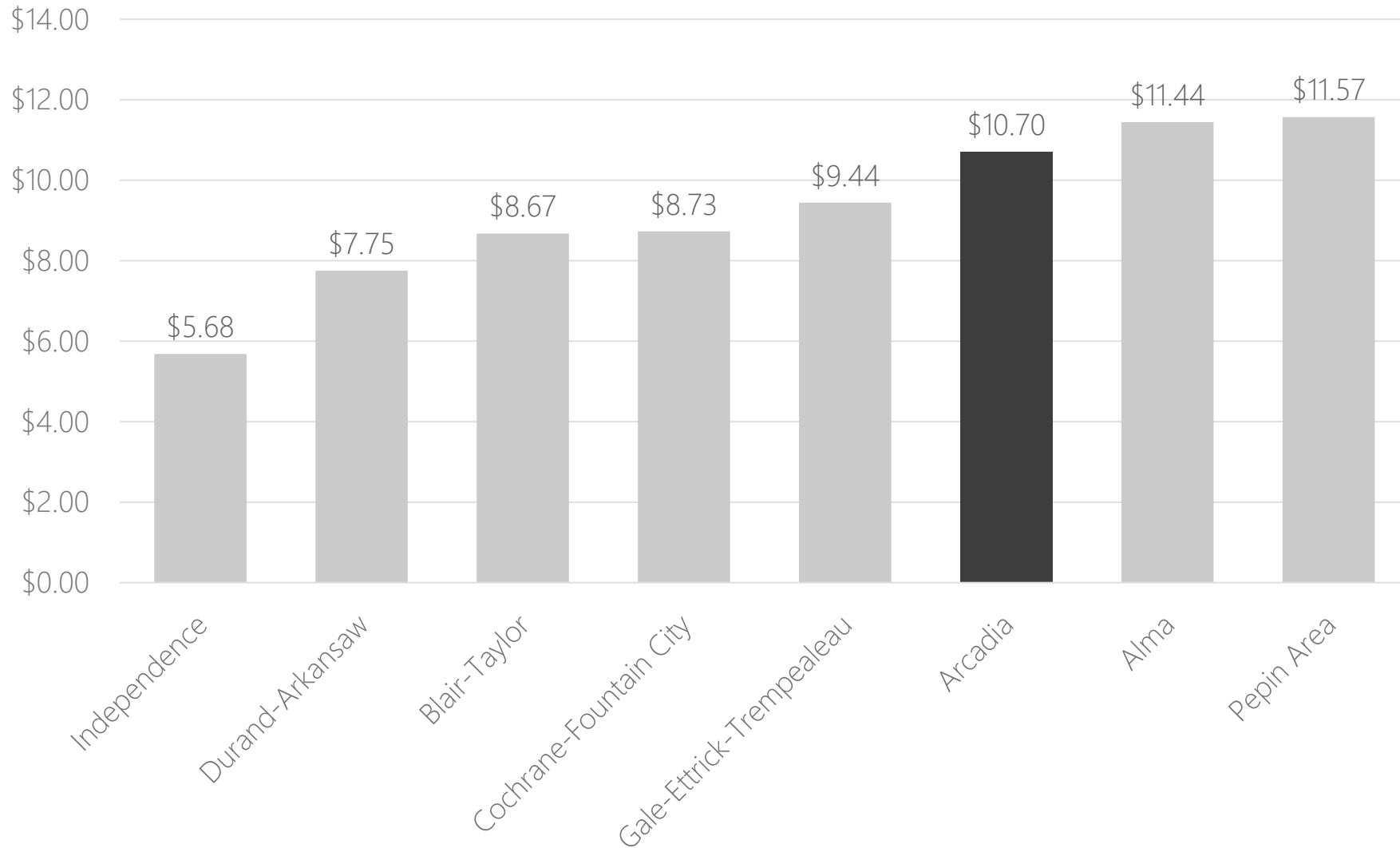


# Understanding “Mill Rate”

- Total Levy / Total Property Value per Thousand = **Mill Rate**
- 2021-22 Mill Rate:
  - $\$5,098,190 / \$476,325,737 * 1,000$
  - \$10.70 mill rate
  - \$1,070 on a \$100,000 home (School Tax)



# 2021-22 Mill Rate Comparison





# Debt Capacity

Equalized Value  
\$522,360,737



10%

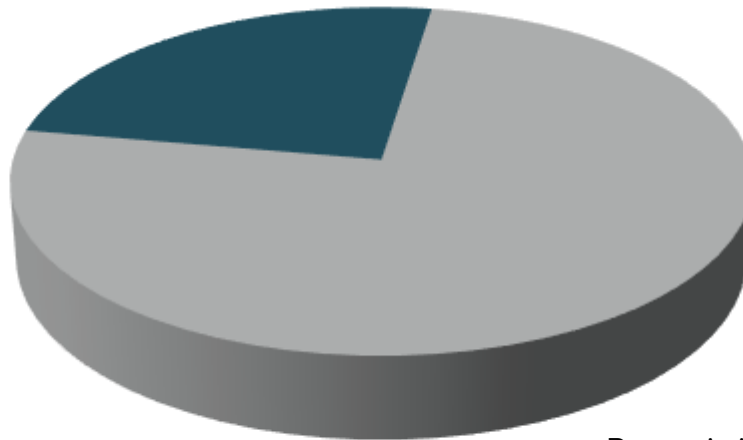


Debt Limit  
\$52,236,074

Outstanding Debt as of 6/30/22:

\$12,888,120

25%



Remaining Debt Capacity:

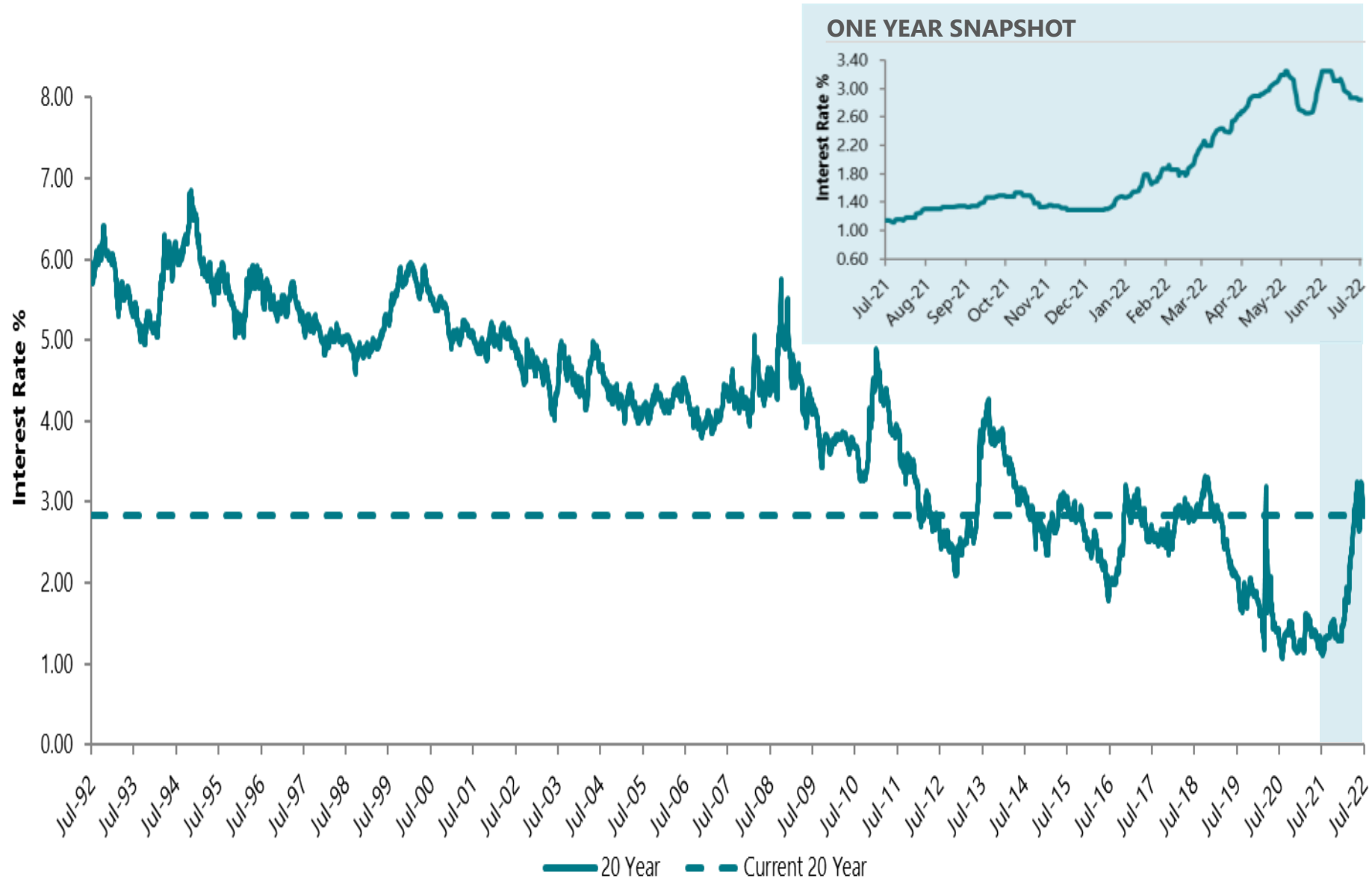
\$39,347,954

75%

# Municipal Interest Rates

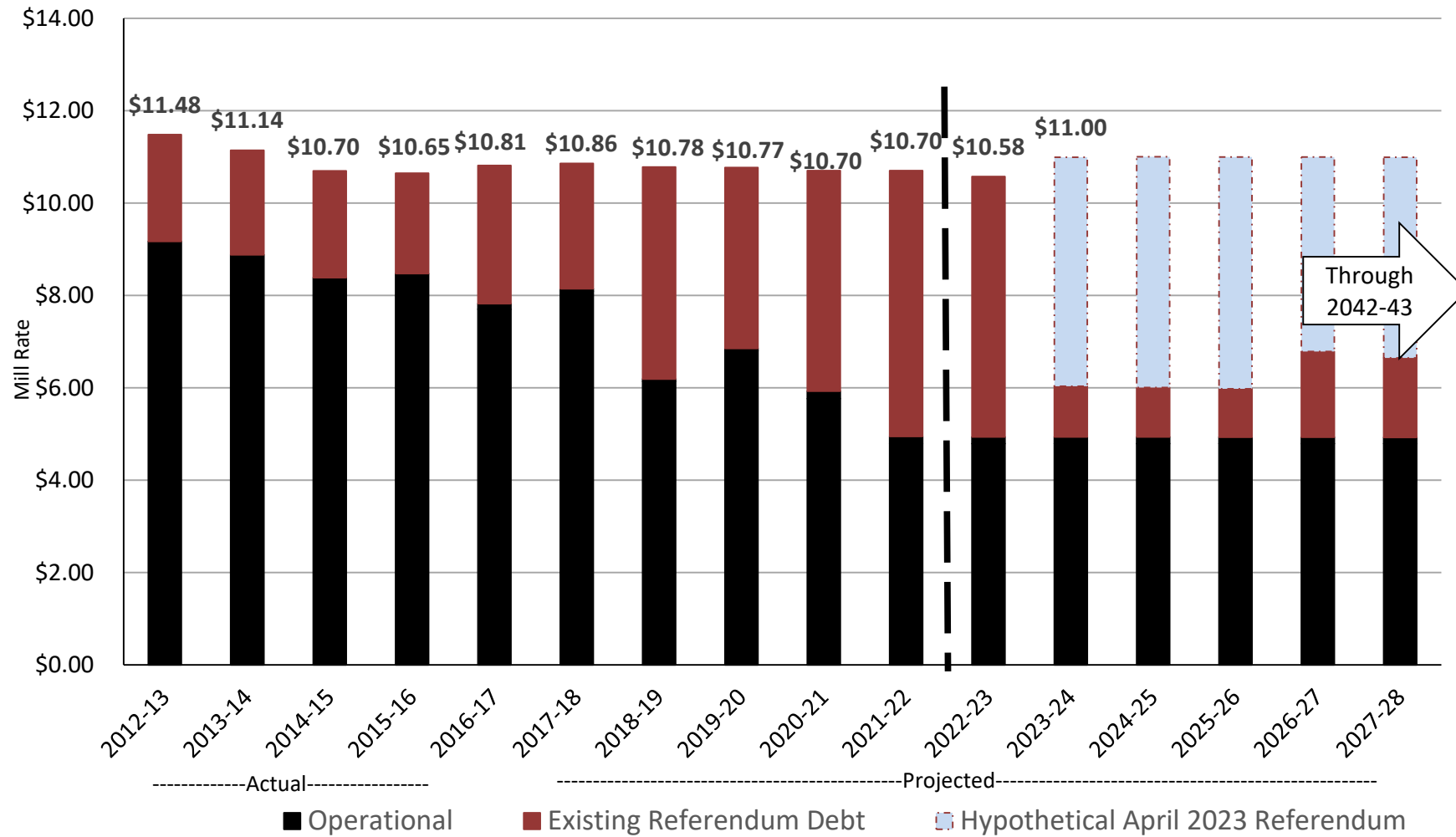
PAST 30 YEARS

BAIRD



Source: Refinitiv as of July 14, 2022

# Total Mill Rate Projection



## Assumptions

20-year borrowing amortized at a planning interest rate of 4.50%.

Mill rate based on 2021 Equalized Valuation (TID-OUT) of \$476,325,737 with annual growth of 2.00% thereafter.

Impact represents the hypothetical change in mill rate for Fund 39 & EEE debt service over the projected 2022-23 mill rate for Fund 39 & EEE debt service of \$5.79.

Without a referendum passing, the mill rate for Fund 39 debt service may remain flat or decline.

# Arcadia's Referendum History

Vote Date	Amount	Type	Results	Purpose
04/03/2018	\$4,000,000	Issue Debt	Passed	Not to exceed 4,000,000 to be used towards a new high school/middle school gymnasium, locker rooms, and weight room to go along with a 12,000,000 donation to add a joint use community center and a 1.2 million donation for an attached public library.
11/05/2013	\$14,000,000	Issue Debt	Passed	12,000,000 construction on a new grade 5-8 school and \$2,000,000 update to existing elementary building.
04/02/2013	\$23,420,000	Issue Debt	Failed	Construction and equipping of new elementary/middle school
11/08/2011	\$23,970,000	Issue Debt	Failed	paying the cost of constructing and equipping a new elementary/middle school and removal of the existing elementary/middle school
10/12/1996	\$8,350,000	Issue Debt	Passed	construct and equip new high school
10/12/1996	\$1,100,000	Issue Debt	Passed	construct assembly hall in high school

# FACILITIES ASSESSMENT

What do we currently have?



## SCHOOL DISTRICT OF ARCADIA School Building Capacity Summary

— over capacity  
— at capacity

### EXISTING BUILDING CAPACITY STUDY

	BUILDING SF	DESIGN CAPACITY	EDU PLANNING	ENROLLMENT
ELEMENTARY	115,790 SF	N/A	650-720	537
MIDDLE SCHOOL	46,899 SF	400	235-275	336
HIGH SCHOOL	119,975 SF	N/A	375-480	426



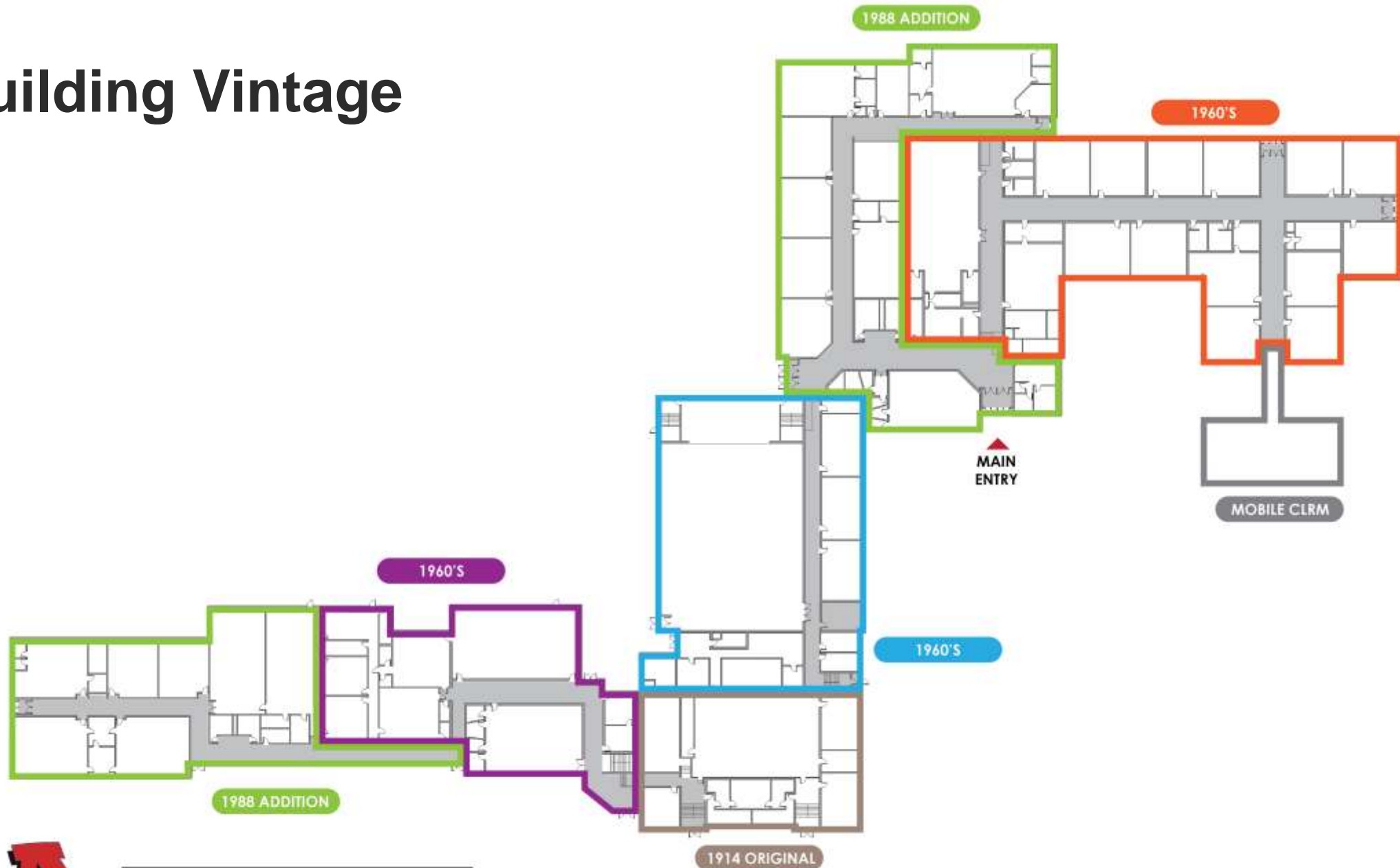
# Existing Site Plan



**SCHOOL DISTRICT OF ARCADIA**  
**Future Facility Planning**  
August 2, 2022



# Building Vintage



# Flood Plane

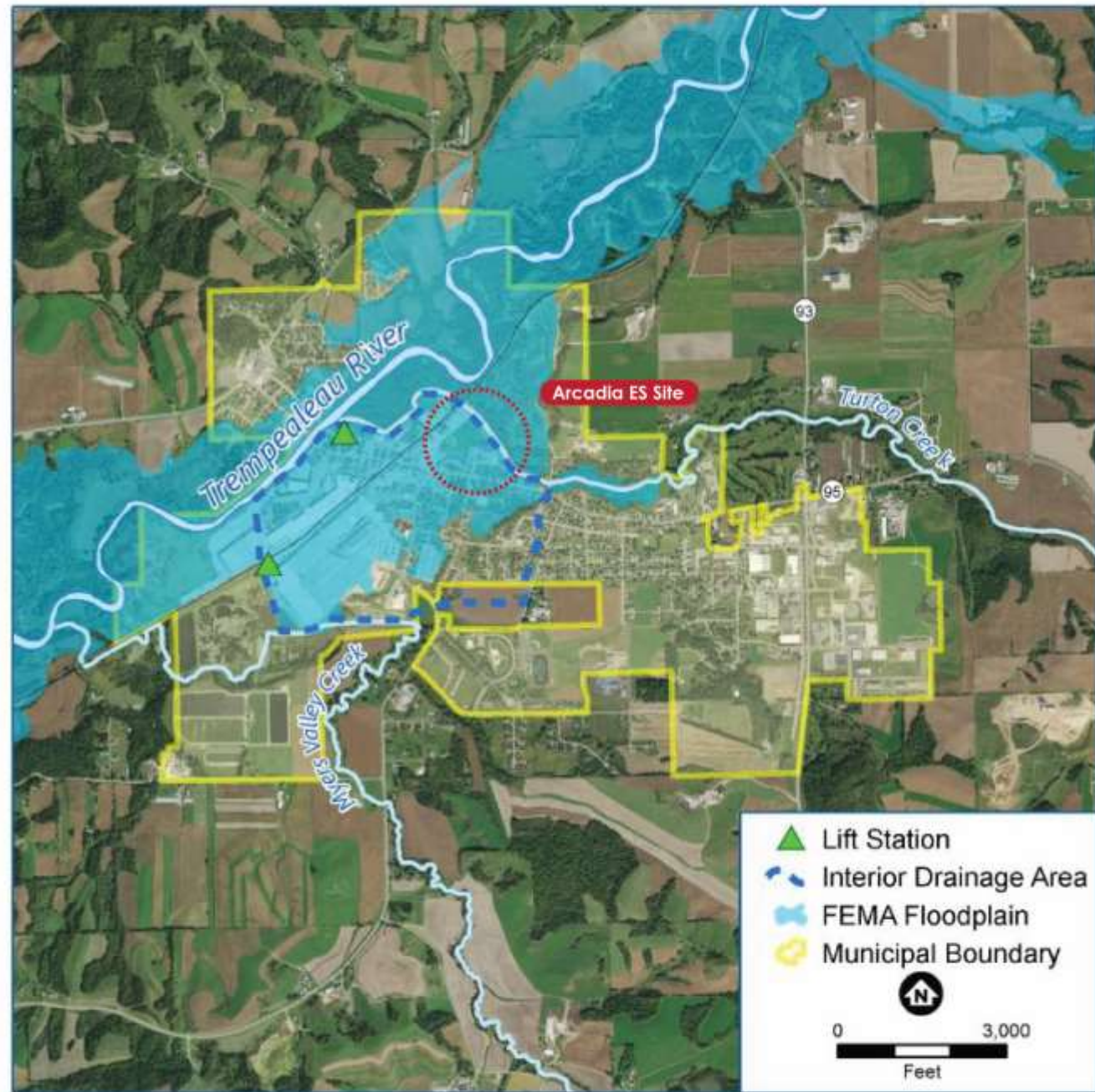


Figure 2-1 Study Area



## HVAC

### Existing Heating

1914 Boiler Rm serves the Green Area, and hatched area is still served by internal steam equipment.

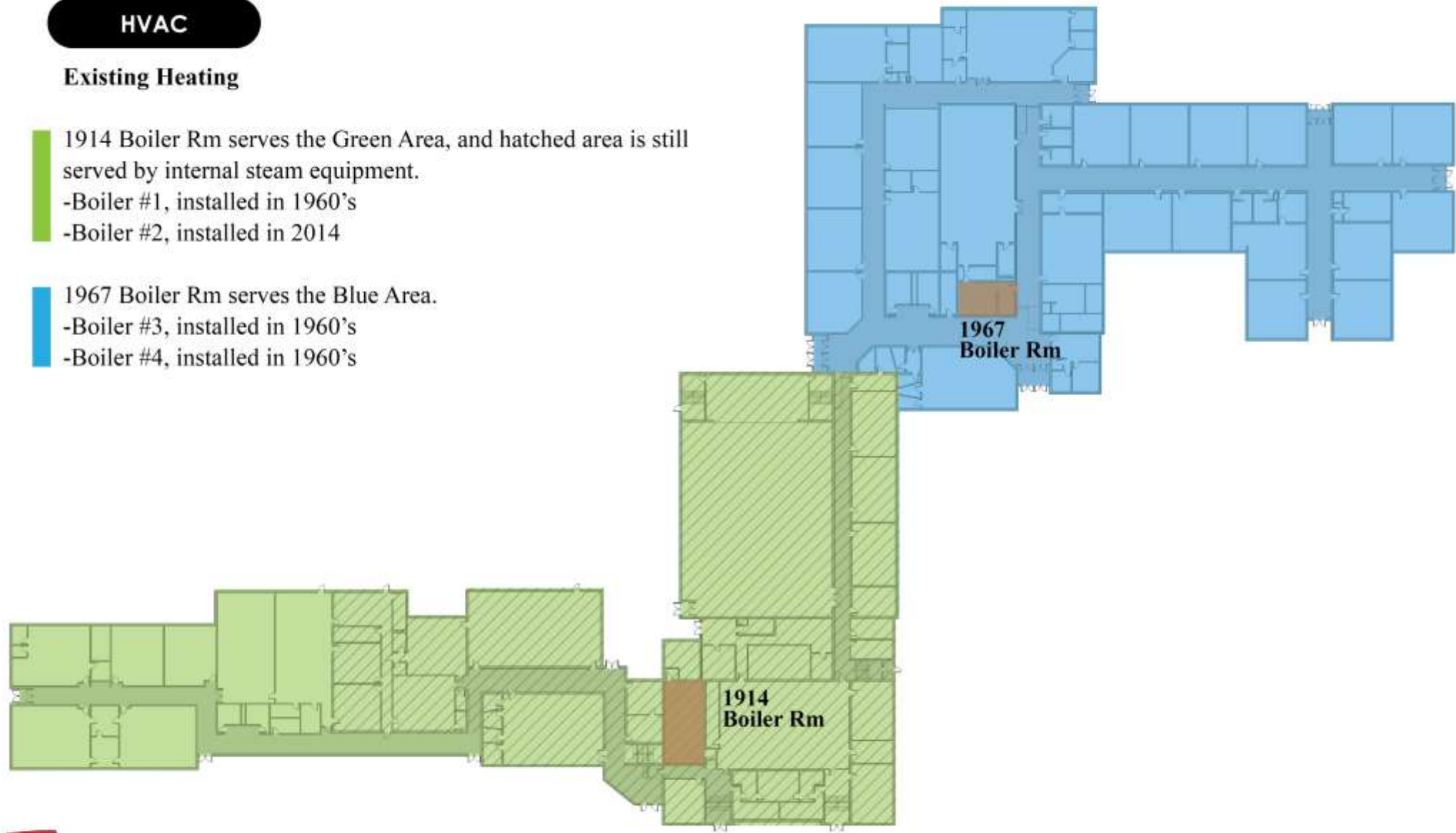
-Boiler #1, installed in 1960's

-Boiler #2, installed in 2014

1967 Boiler Rm serves the Blue Area.

-Boiler #3, installed in 1960's

-Boiler #4, installed in 1960's





## HVAC



Boiler #1 (1960's)



Boiler #2 (2014)



Boiler #3/#4 (1960's)



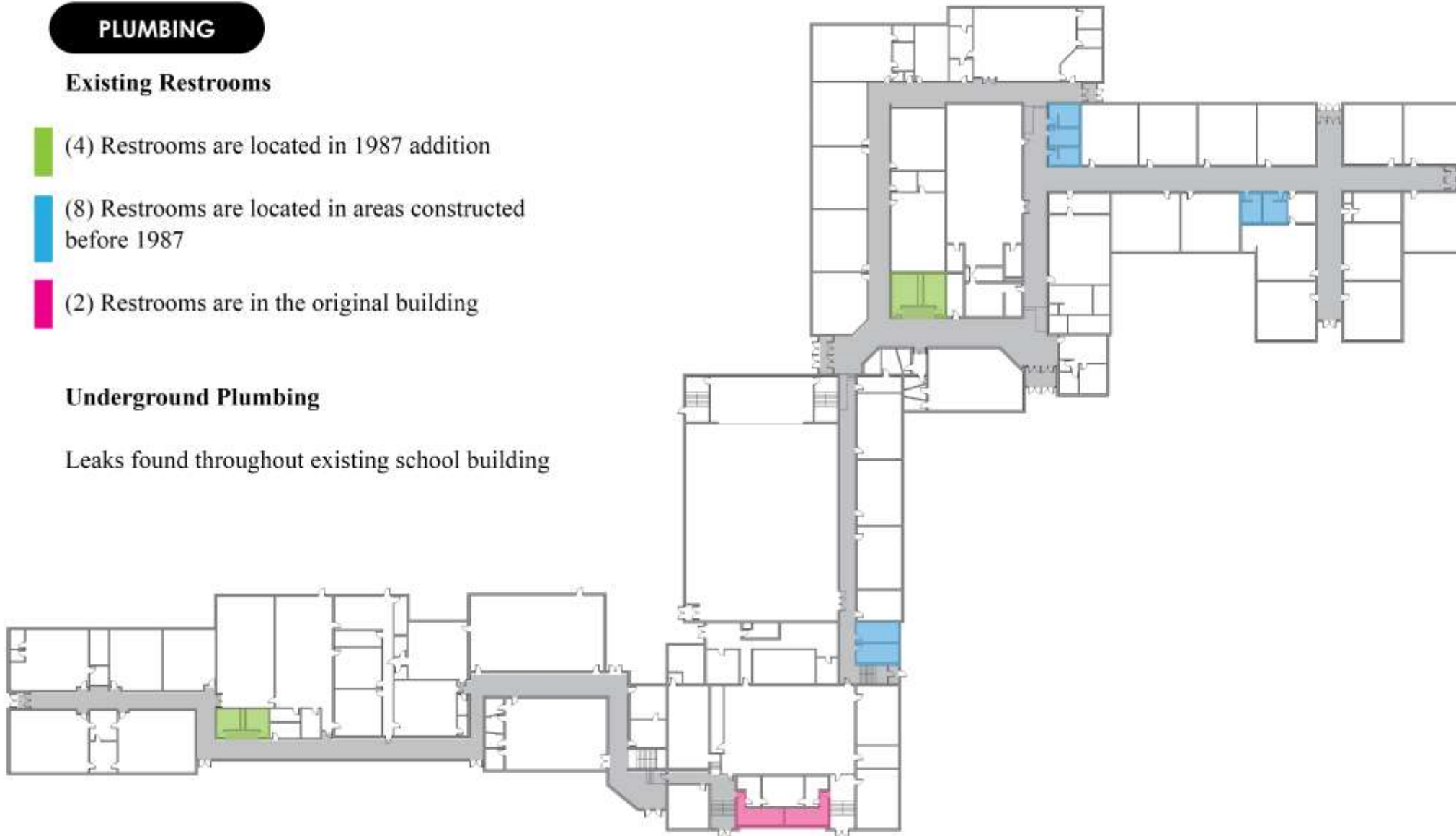
## PLUMBING

### Existing Restrooms

- (4) Restrooms are located in 1987 addition
- (8) Restrooms are located in areas constructed before 1987
- (2) Restrooms are in the original building

### Underground Plumbing

Leaks found throughout existing school building



## PLUMBING



Boy's Restroom (Before 1987)



Boy's Restroom (Before 1987)



Boy's Restroom (1987)





## ELECTRICAL

### Electrical Service

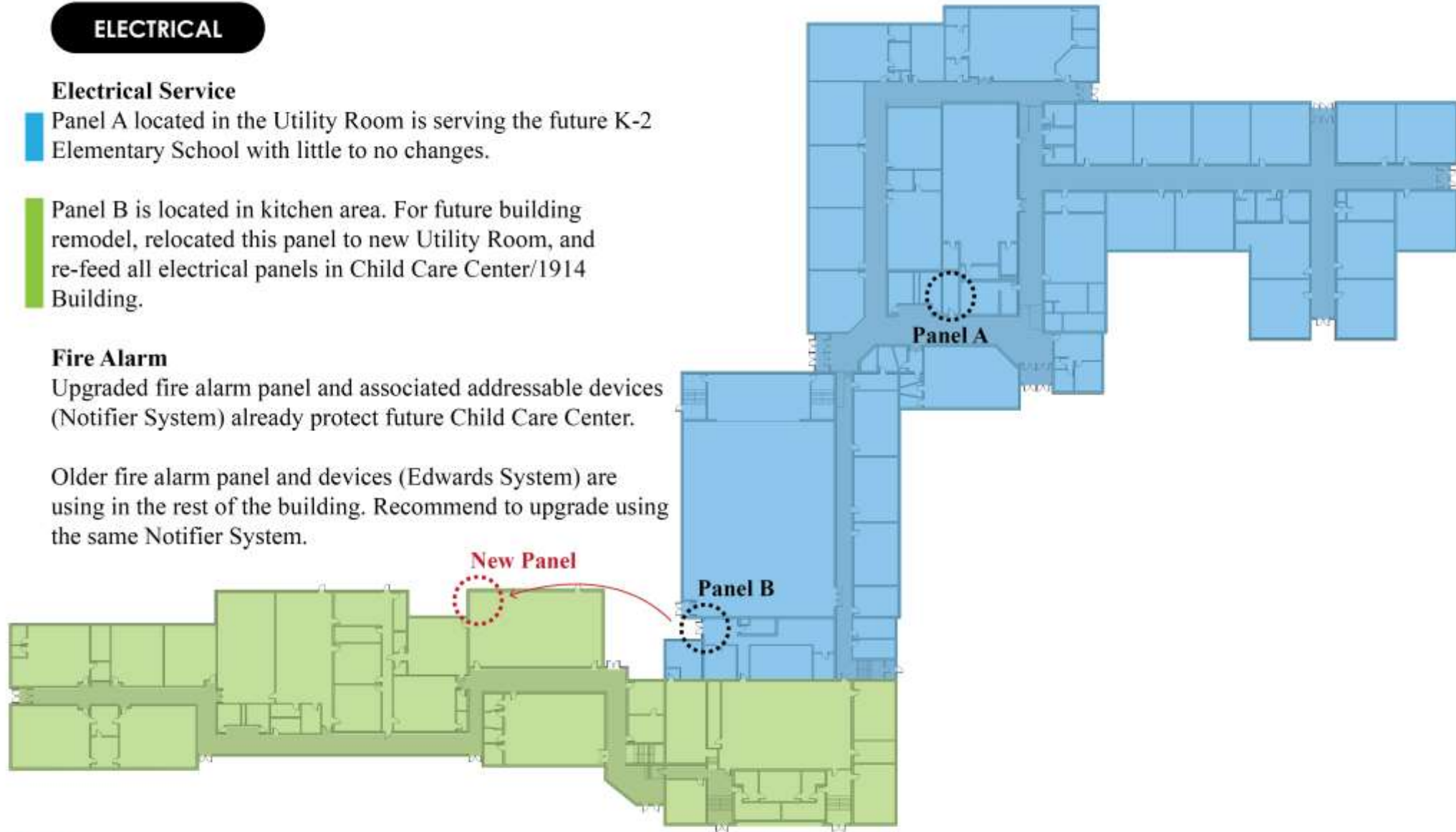
Panel A located in the Utility Room is serving the future K-2 Elementary School with little to no changes.

Panel B is located in kitchen area. For future building remodel, relocated this panel to new Utility Room, and re-feed all electrical panels in Child Care Center/1914 Building.

### Fire Alarm

Upgraded fire alarm panel and associated addressable devices (Notifier System) already protect future Child Care Center.

Older fire alarm panel and devices (Edwards System) are using in the rest of the building. Recommend to upgrade using the same Notifier System.





# District Housing Projections

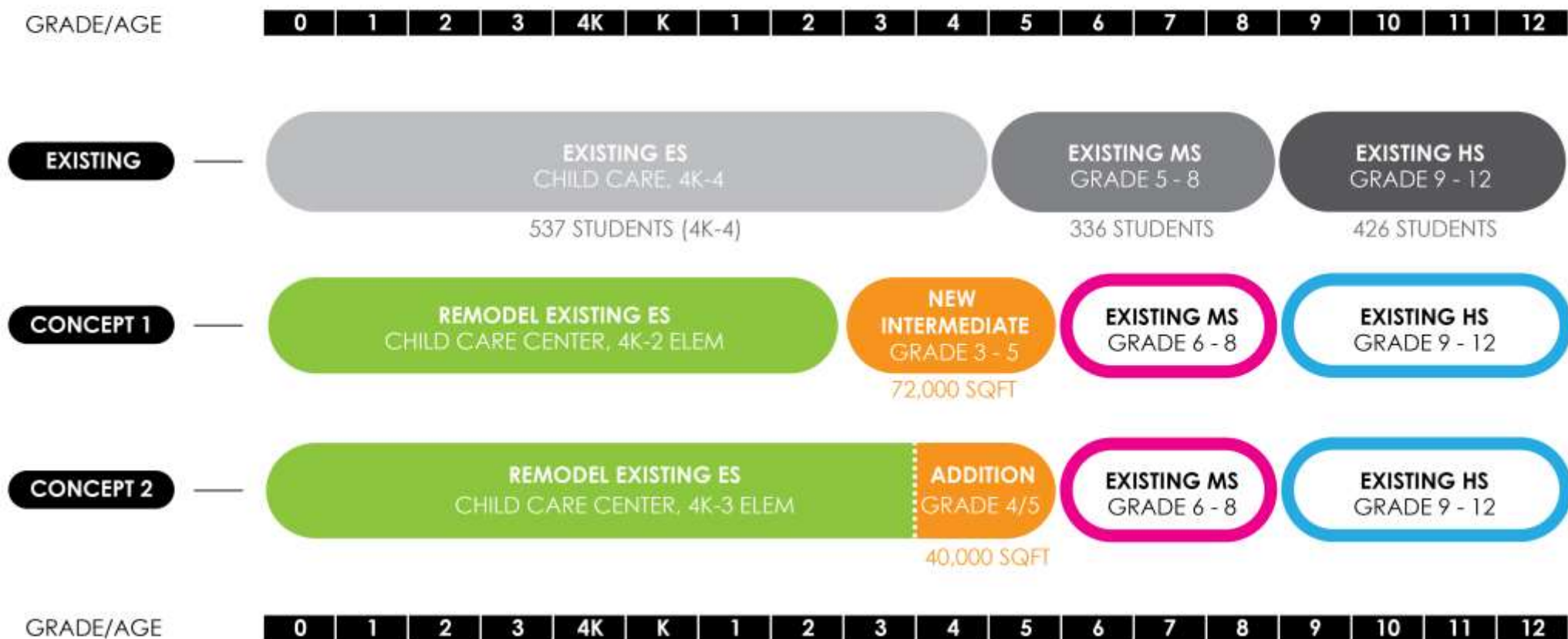
- According to Applied Populations Lab (APL) study:
  - Over the last 10 years, district enrollment has increased by 8.7% or 101 students
  - The two largest age demographics in the district are between 25 and 45 (most likely to have school-aged children)
  - Elementary enrollment is likely to see an increase over the next five years
- 48 two or three-bedroom homes and six-plexes currently ready for occupancy or nearing completion
- Planned housing development to the north of the City of Arcadia
  - Potential for approximately 100 residential lots





**OPTIONS & COST**

# Concept Planning



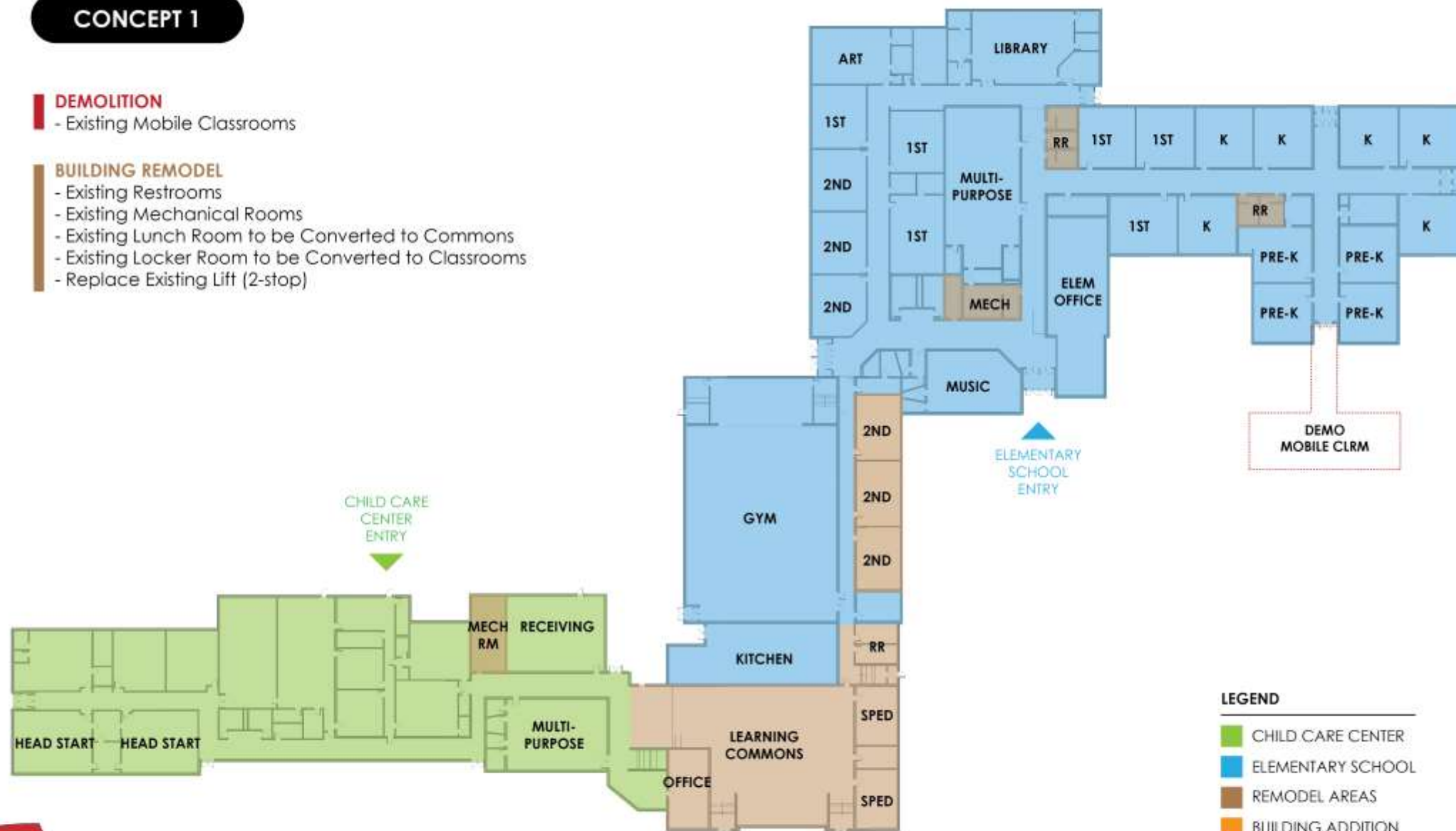
## CONCEPT 1

### DEMOLITION

- Existing Mobile Classrooms

### BUILDING REMODEL

- Existing Restrooms
- Existing Mechanical Rooms
- Existing Lunch Room to be Converted to Commons
- Existing Locker Room to be Converted to Classrooms
- Replace Existing Lift (2-stop)



### LEGEND

- CHILD CARE CENTER
- ELEMENTARY SCHOOL
- REMODEL AREAS
- BUILDING ADDITION
- DEMOLITION



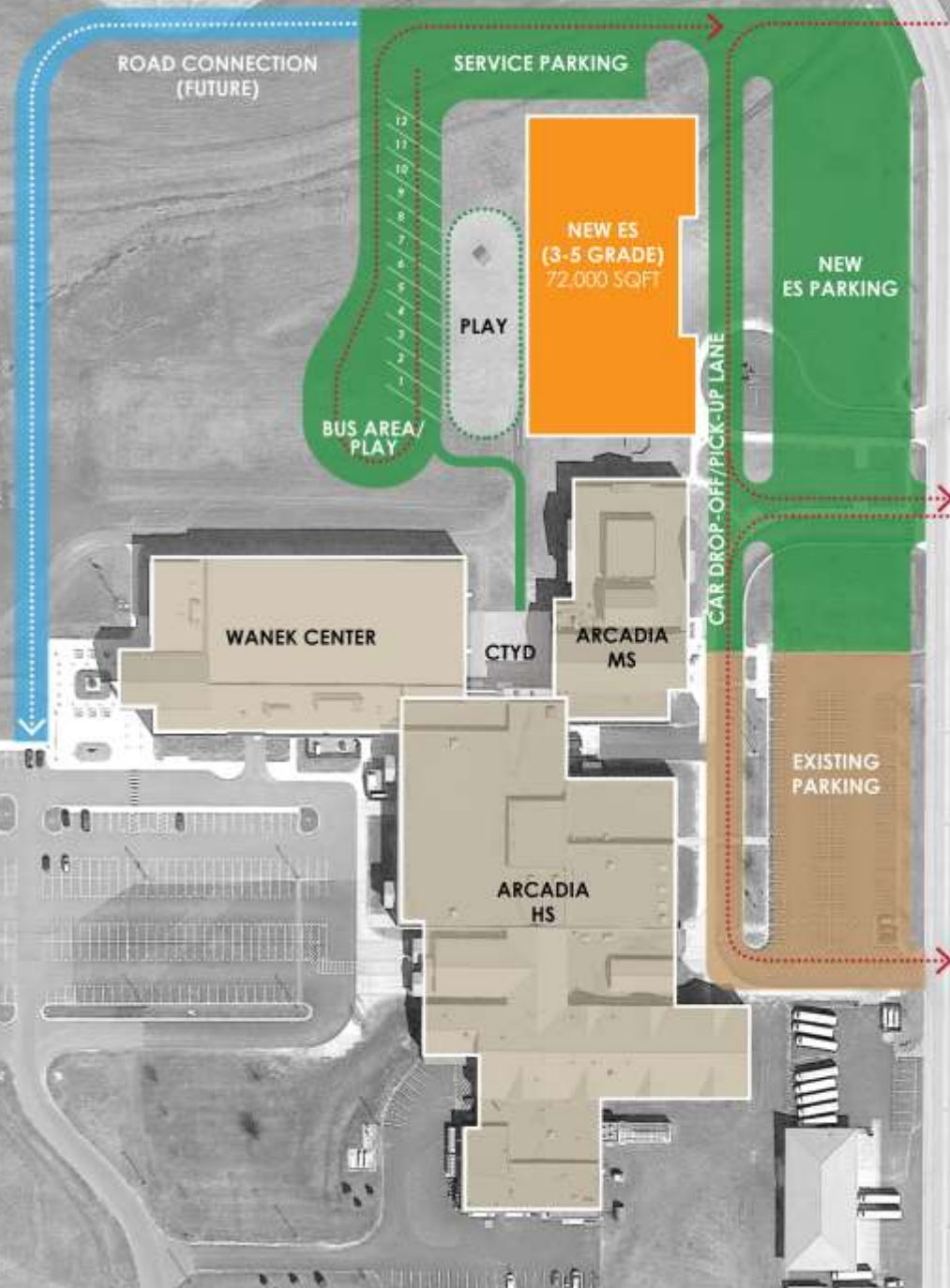
SCHOOL DISTRICT OF ARCADIA  
**Future Facility Planning**  
 August 2, 2022



## CONCEPT 1

### NEW 3-5 ELEM SCHOOL

450 STUDENT CAPACITY  
6 CLRM PER GRADE  
72,000 SQFT



SCHOOL DISTRICT OF ARCADIA  
**Future Facility Planning**  
August 2, 2022

## CONCEPT 2

**DEMOLITION**  
- Existing Mo

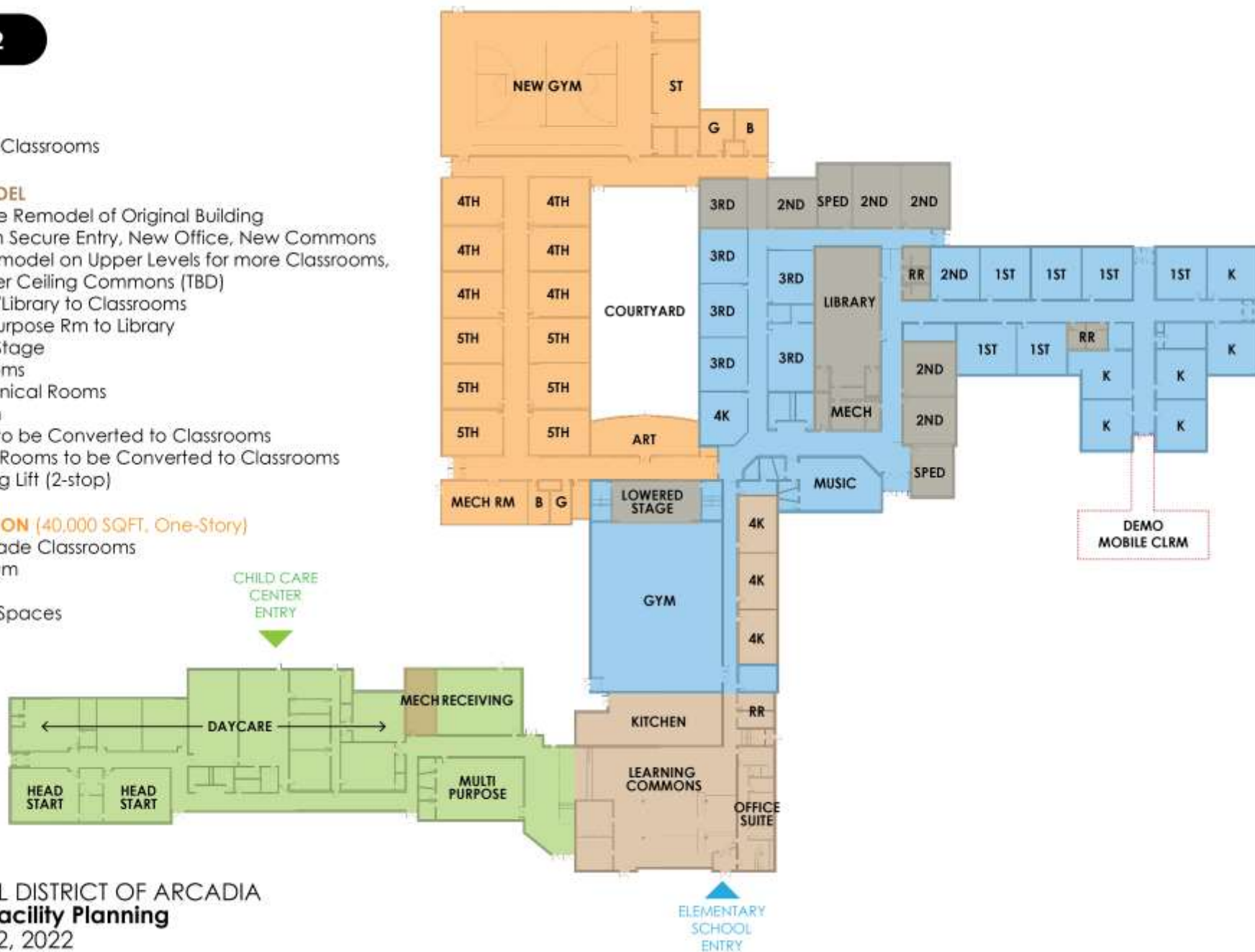
- Existing Mobile Classrooms

**BUILDING REMODEL**  
- Comprehensive Re

- Comprehensive Remodel of Original Building
  - New Main Secure Entry, New Office, New Commons
  - Partial Remodel on Upper Levels for more Classrooms, and Higher Ceiling Commons (TBD)
- Existing Art Rm/Library to Classrooms
- Existing Multi-purpose Rm to Library
- Lower Existing Stage
- Existing Restrooms
- Existing Mechanical Rooms
- Existing Kitchen
- Existing Office to be Converted to Classrooms
- Existing Locker Rooms to be Converted to Classrooms
- Replace Existing Lift (2-stop)

**BUILDING ADDITION** (40,000 SQFT, One-Story)  
- 4th and 5th Grade Classrooms

- 4th and 5th Grade Classrooms
- New Gymnasium
- Art Room
- Other Support Spaces



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CONCEPT 2



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August 2, 2022



## FUTURE BUILDING CAPACITY PROJECTION

### OPTION 1

	EXISTING SF	ADDITIONAL SF	TOTAL SF	CAPACITY
ELEM (0-2ND)	115,790 SF	0	115,790 SF	650-720
ELEM (3RD-5TH)	0	72,000 SF	72,000 SF	400-450
			187,790 SF	1050-1170

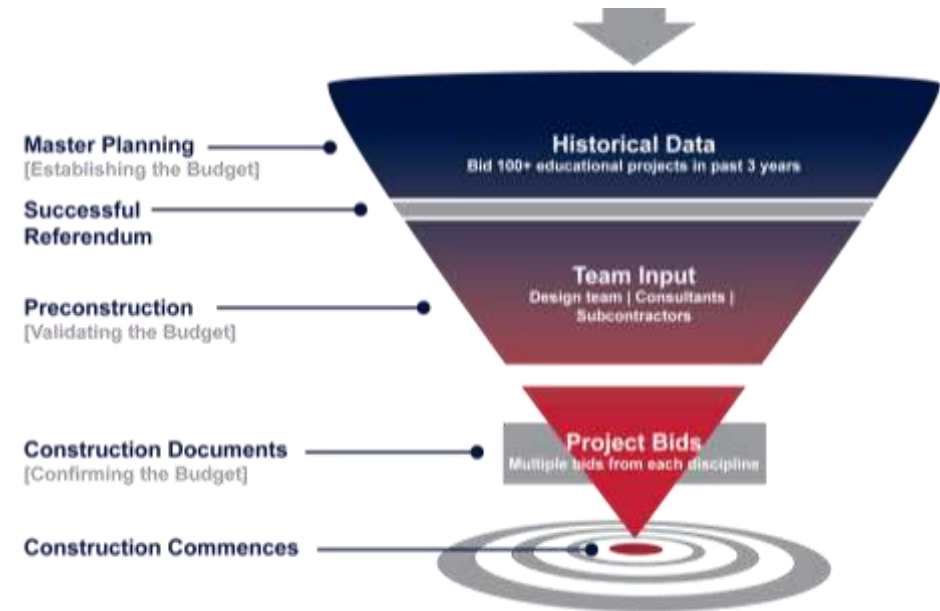
### OPTION 2

ELEM (0-5TH)	115,790 SF	40,000 SF	155,790 SF	865-975
MIDDLE SCHOOL	46,899 SF	0	46,899 SF	235-275
HIGH SCHOOL	119,975 SF	0	119,975 SF	375-480

# Budgeting Process

## What's in the number?

- Square foot cost based on type of construction (addition vs. renovation)
- Based on current market pricing/bids
- Total project cost, includes:
  - Materials and labor
  - Design and construction fees
  - Inflation (2024 construction)
  - Contingency
  - Site/storm water improvements
  - FF&E (furniture, fixtures & equipment)



# Estimates

- Concept 1:
  - New 3<sup>rd</sup> – 5<sup>th</sup> grade building on MS/HS campus
  - Existing elementary becomes PreK – 2<sup>nd</sup> grade school with space for childcare

**\$39,320,000**

- Concept 2:
  - Move 5<sup>th</sup> grade to existing elementary school
  - Build an an addition to create capacity

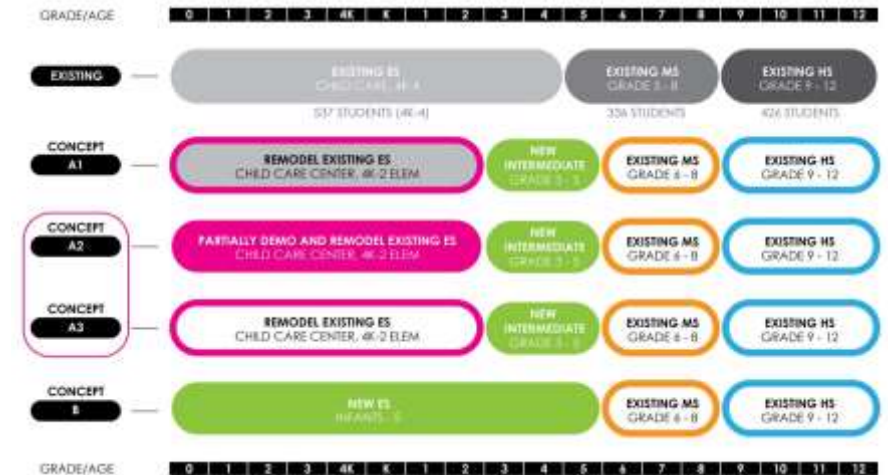
**\$39,410,000**

Options		Concept 1- New Elementary School 72,000 Sqft	Concept 2 - New Addition 40,000 sqft
<b>Renovation of Existing Building</b>			
<b>Existing Elementary School Renovations</b>			
Elementary School Renovation - (12) Restrooms, Kitchen and Boiler Upgrade		\$0	\$0
Elementary School Renovation - (8) Restrooms and Boiler Upgrade		\$2,713,664	\$2,713,664
Elementary School Renovation - Kitchen Upgrade		\$0	\$1,163,360
Renovate Existing Building Classrooms - Heavy Remodel		\$622,076	\$0
Renovate Existing Building Classrooms and Library - Heavy Remodel		\$0	\$4,643,237
Upgrade Exterior Windows		\$0	\$0
Replace Existing Ceiling, Flooring, and Painting Remaining Spaces		\$0	\$0
<b>Total</b>		<b>\$3,335,739</b>	<b>\$8,540,260</b>
<b>Learning Commons- 1914 Building Location</b>			
Decommission 2nd & 3rd Floor - Heavy Renovation of 1st Floor into Learning Commons		\$4,205,371	\$0
Heavy Renovation Existing Building - Includes Atrium Space and Additional Fire Sprinkler of Existing Building		\$0	\$11,883,779
Code Compliance Upgrades - Elevators, Chair Lift, Structure Modifications		\$0	\$0
Replace Existing ADA Lift (2 Stations)		\$138,798	\$138,798
<b>Total</b>		<b>\$4,405,169</b>	<b>\$12,022,577</b>
<b>Mobile Classroom and Connector</b>			
Demolition and Restoration of Mobile Classroom		\$107,041	\$107,041
<b>Total</b>		<b>\$107,041</b>	<b>\$107,041</b>
<b>New Build/ New Addition (3rd- 5th Grade)</b>			
<b>New Elementary School</b>			
New Elementary School - 72,000 sqft		\$27,062,311	\$0
Sitework Improvements		\$3,505,000	\$0
<b>Total</b>		<b>\$31,467,311</b>	<b>\$0</b>
<b>Elementary School - Addition</b>			
Elementary School Addition - 50,000 sqft		\$0	\$0
Elementary School Addition - 40,000 sqft		\$0	\$17,114,758
Sitework Improvements		\$0	\$1,623,910
<b>Total</b>		<b>\$0</b>	<b>\$18,738,668</b>
<b>Middle/High School Renovations</b>			
<b>Middle/ High School Entry Plaza</b>			
Middle/ High School Entry Plaza, Parking Lot Upgrades, and Ring Road		\$0	\$0
Middle/ High School Entry Plaza		\$0	\$0
MS/ HS Parking Lot - Existing to Remain		\$0	\$0
Ring/ Service Road		\$0	\$0
<b>Total</b>		<b>\$0</b>	<b>\$0</b>
<b>Grand Total</b>		<b>\$39,315,320</b>	<b>\$39,408,547</b>
No Technology is included Hazardous Remediation and Furniture, Fixtures and Equipment Allowances are included			

# Master Planning Value Engineering

- Reduction of scope in order to fall within borrowing capacity
  - Removed new Infant-5 concept
  - Decreased sqft. of new school and addition at existing
  - Removed entry plaza
  - Reduced site improvements
  - Limited renovations at existing Elementary school

May 2022  
(option exploration)



April 2022



# Hypothetical Tax Impact

BAIRD

**Concept 1: \$39.32 million | Concept 2: \$39.41 million**  
**Mill Rate Impact Over Projected 2022-23\* | \$0.42**

<b>Fair Market Property Value</b>	<b>Annual Mill Rate Increase</b> over current levels	<b>Monthly Mill Rate Increase</b> over current levels
<b>\$100,000</b>	<b>\$42.00</b>	<b>\$3.50</b>
<b>\$200,000</b>	<b>\$84.00</b>	<b>\$7.00</b>
<b>\$300,000</b>	<b>\$126.00</b>	<b>\$10.50</b>

**Assumptions:**

Amortized over 20 years with an estimated rate of 4.5%

Mill rate based on 2021 equalized valuation of \$476,325,737 with annual growth of 2%

Tertiary Aid Impact (2022-23 July Aid Estimates): 51.84%

\*Impact represents the hypothetical change in mill rate for referendum approved debt service and energy efficiency exemption debt service over the projected 2022-23 rate of \$5.79  
Planning estimates only. Significant changes in market conditions will require adjustments to current financing plan. Rates subject to change.



# COMMUNITY ENGAGEMENT





# Community Engagement Goals

- Share information about the current condition of Arcadia facilities
- Inform about a proposed master plan to improve educational facilities
- Understand the estimated cost of that plan and potential tax impact

# Community Engagement Outreach

- School Perceptions Community Survey
- Community Information Sessions – while the survey is open to the community
  - *Resident's chance to get their questions answered prior to filling out the survey*



## FACILITIES PLANNING COMMUNITY INPUT SESSION

**SAVE THE DATES:** Content will be the same for all sessions. Please pick the time that works best in your schedule.

**Tuesday, April 19**

**6:00 PM**

IN-PERSON

Viroqua High  
School Commons

**7:30 PM**

VIRTUAL

Use the QR Code  
to join via Zoom



**Wednesday, April 20**

**9:00 AM**

IN-PERSON

Viroqua High  
School Commons

### Questions?

Please contact the District Administrator:

Tom Burkhalter at [tburkhalter@viroquablackhawk.org](mailto:tburkhalter@viroquablackhawk.org) or (608) 637-1186

**JOIN US!**

FIRST-CLASS  
U.S. POSTAGE  
PAID  
EEDW RETAIL

Local  
Postal Customer







# COMMUNITY SURVEY

School Perceptions

# About School Perceptions

- Independent, Wisconsin-based educational research firm
- Conducted over 10,000 staff, student, and parent surveys for school improvement (including 8 in Arcadia)
- Helped more than 900 districts navigate the strategic planning and referendum planning process

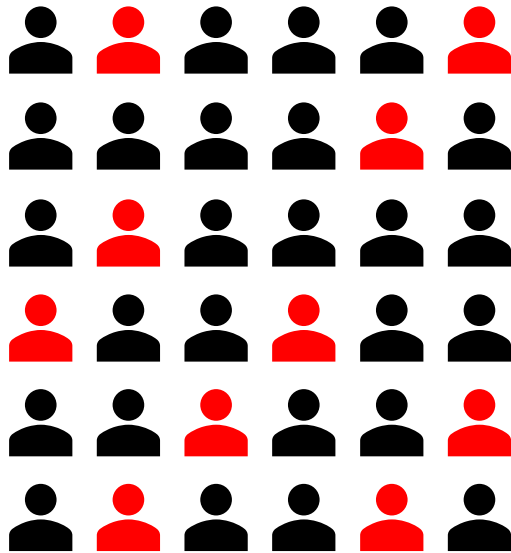
*For 20 years, our mission has never changed:*

**We help educational leaders gather, organize, and use data to make strategic decisions.**

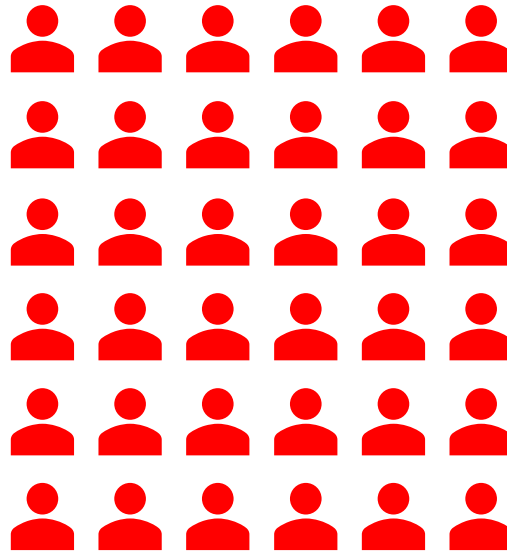
# Community-Wide Survey

## Surveying approach

Random sampling



Inclusive



# Community-Wide Survey

## Who takes the survey?

- Mail a paper survey to households within the district
- People can respond:
  - Online/with a unique survey access code
  - Via paper survey/returned in a business reply envelope

# Community-Wide Survey

## Why do the survey?

- **Educate** your community members on the needs of the district.
- **Gather data** to understand community members' educational and financial priorities.
- **Establish the tax tolerance** associated with potential projects.
- Decide if/**when** a referendum should take place.
- Collect basic, **overall satisfaction** metrics.


# Community-Wide Survey

## Survey content:

- What need is driving these plans?
- What options will be tested? And will one of the options be recommended?
- What will the scope of work be with each option?
- How much will each option cost?
- What will the tax impact be of each option?



# Looking Ahead (Draft)

- **Next:** Finalize options, scopes, and tax impacts
- **August-September:** Core team drafts the survey
- **September:** Board reviews/approves the survey
- **October 3:** Finalize survey & send to printer
- **October 19:** Survey opens
- **November 4:** Survey closes
- **November 21:** Board receives results presentation 
- **November-December:** Board considers next steps
- **December-January:** Board approves resolution (if pursued)



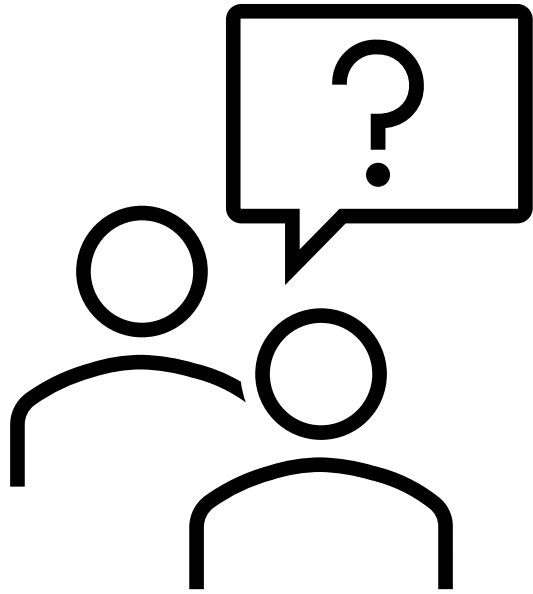
**WRAP UP**

# KEY TAKEAWAYS

## 5 things you need to know:

1. The district has worked with Baird to craft a strategic financial plan and create a window of opportunity to address the needs by investing in the district with a slight mill rate increase over current levels.
2. The district is currently over capacity at the middle school and population analysis suggest enrollment will continue to grow in the next few years.
3. Master planning options include two concepts, both moving 5<sup>th</sup> grade out of MS. One keeping all students at the existing ES campus, the other building a new 3-5 school at the MS/HS campus.
4. Community survey will be open to all residents in October and there will be an opportunity to attend an information session to get questions answered. This feedback will guide next steps.
5. Contact the administrative team for more information.

# QUESTIONS?







**THANK YOU!**