



Facilities Referendum Solution Refinement

School District of Jefferson

July 11, 2022 | Board Workshop

Framing our future facilities

Agenda

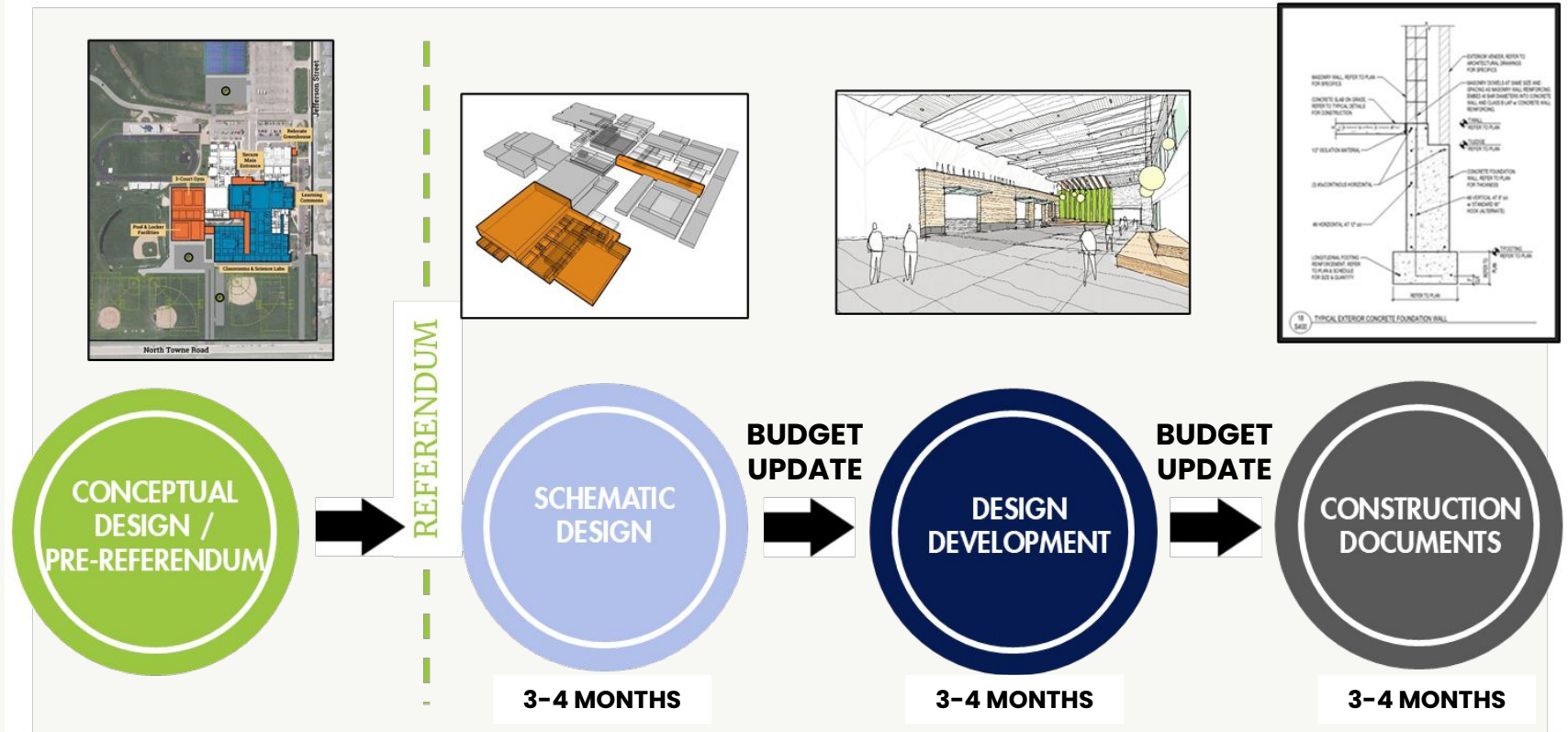
- 1 Pre- and Post-Referendum Planning, Design and Budgeting Process
- 2 Discuss Committee Recommendation
- 3 Review Base Plan and Referendum Amount
- 4 Final Questions

01

Pre- and Post-Referendum Planning Process

Framing our future facilities.

Design and Budgeting Process



02

Committee Recommendations

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Committee Recommendations

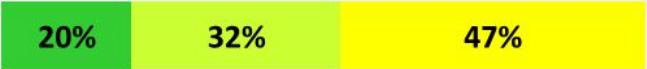
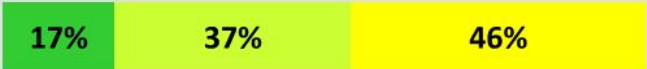
Form a facility referendum for November 8, 2022 not to exceed \$34 million. Scope of work should keep all five district buildings operational and reflect the highest priorities identified in the community survey which include but are not limited to:

- Improving safety and security at Sullivan and East Elementary Schools
- Updating learning environments and sites district-wide
- Updating technical education and agriculture classrooms and labs at the High School
- Addressing district-wide facility maintenance priority levels 0-2

Additional Recommendations

- *Consider* a second ballot question on the November 8, 2022 ballot to address softball fields or consider a facilities referendum in April 2023 for the athletic complex that was tested in the survey
- Continue to do outreach to educate the community on facility and site needs
- Develop a broad communication plan to inform all stakeholders
- Follow the survey data

Additional Projects | Survey Priorities

Project 1: Sullivan Building Updates \$1.8 million		Priority Score = 1.91
Project 2: Elementary School Gym \$9.0 million		Priority Score = 1.75
Project 3: Athletic Complex \$8.0 million		Priority Score = 1.73
Project 4: Classroom & Collab Space \$810,000		Priority Score = 1.72
Project 5: PAC Support Spaces \$5.3 million		Priority Score = 1.56
Project 6: Fitness Area \$2.4 million		Priority Score = 1.51

 High
  Medium
  Low

Source: School Perceptions

Sample Ballot Language | Poynette

BE IT RESOLVED by the School Board of the School District of Poynette, Dane and Columbia Counties, Wisconsin that there shall be issued pursuant to Chapter 67 of the Wisconsin Statutes, general obligation bonds in an amount not to exceed \$28,385,000 for the public purpose of paying the cost of a school building and improvement program consisting of: construction of a new elementary school; safety and security improvements at the high school; remodeling and updates to the science and technical education areas at the high school; district-wide building maintenance and site improvements; and the purchase of furnishings, fixtures and equipment.

Sample Ballot Language | Janesville

BE IT RESOLVED by the School Board of the School District of Janesville, Rock County, Wisconsin, that there shall be issued, pursuant to Chapter 67, Wisconsin Statutes, General Obligation Bonds in an amount not to exceed \$22,500,000 for the purpose of paying the costs of school building improvements including additional security measures, improving life-safety systems and replacing boiler systems and associated components.

03

Review Base Plan and Referendum Amount

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Base Plan and Options

- Base Plan Pathway 1 with Option 1 - \$33.7 million
 - Invest in and maintain Sullivan, Middle School, and High School. Add to and renovate the agriculture and technical education wing at the High School.
 - Option 1 - maintain five-schools. Invest in East, including expanding a 4K/5K wing.
- Base Plan Pathway 2 with Option 2 - \$46.4 million
 - Invest in and maintain Sullivan, Middle School, and High School. Add to and renovate the agriculture and technical education wing at the High School.
 - Option 2 - consolidate to four schools. Close East; expand and renovate West.

Cost Assumptions

Budgets are...

- Based on conceptual scope descriptions, not final design documents
- Based on historical cost data, not final bids or proposals
- Consistent with costs on similar projects
- Comprehensive total project costs (materials, installation, fees, bonds, contingencies, etc.)
- Inclusive of 8% projected inflation rate
- Exclusive of operational costs

Updated Project Costs

Original Base Plan Pathway 1 with Option 1 amount: \$33.7 million

Updated Base Plan Pathway 1 with Option 1 amount: \$36.2 million

	West Elementary 	East Elementary 	Sullivan Elementary 	Middle School 	High School 	TOTAL
Previous Update 3/29/2022	\$4.5 million	\$15.8 million	\$2.1 million	\$1.2 million	\$10.1 million	<i>Total</i> \$33.7 million
Update 7/7/2022	\$4.8 Million	\$15.8 Million	\$2.0 Million	\$1.1 Million	12.6 Million	\$36.2 Million

Potential Scope Reductions

	West Elementary	East Elementary	Sullivan Elementary	Middle School	High School	TOTAL
						<i>Total</i>
<u>Potential Adjustments to Scope:</u>						
Remove Fire Sprinklers from Capital Maintenance Scope	\$ (649,505.00)		\$ (494,525.00)			\$ (1,144,030.00)
Remove Stair Addition from HS Scope					\$ (547,200.00)	\$ (547,200.00)
Remove Solar/Sustainability Allowances from Scope	\$ (147,000.00)	\$ (147,000.00)	\$ -	\$ -	\$ (110,600.00)	\$ (404,600.00)
SDoJ Capital Maintenance Items - Reduce Soft Costs	\$ (13,219.00)		\$ (51,857.00)	\$ (310,099.00)	\$ (90,622.00)	\$ (465,797.00)
Reduce New Equipment/Furnishing for Ag/Tech Ed					\$ (586,950.00)	\$ (586,950.00)
Revised Total With Adjustment	\$ 3,935,876	\$ 15,625,932	\$ 1,458,200	\$ 755,768	\$ 11,223,256	\$ 32,999,032

Levels of Renovation



Level 1 Renovation

- Removal and replacement of existing finishes including paint, flooring and ceiling
- Excludes re-configuring of walls or spaces



Level 2 Renovation

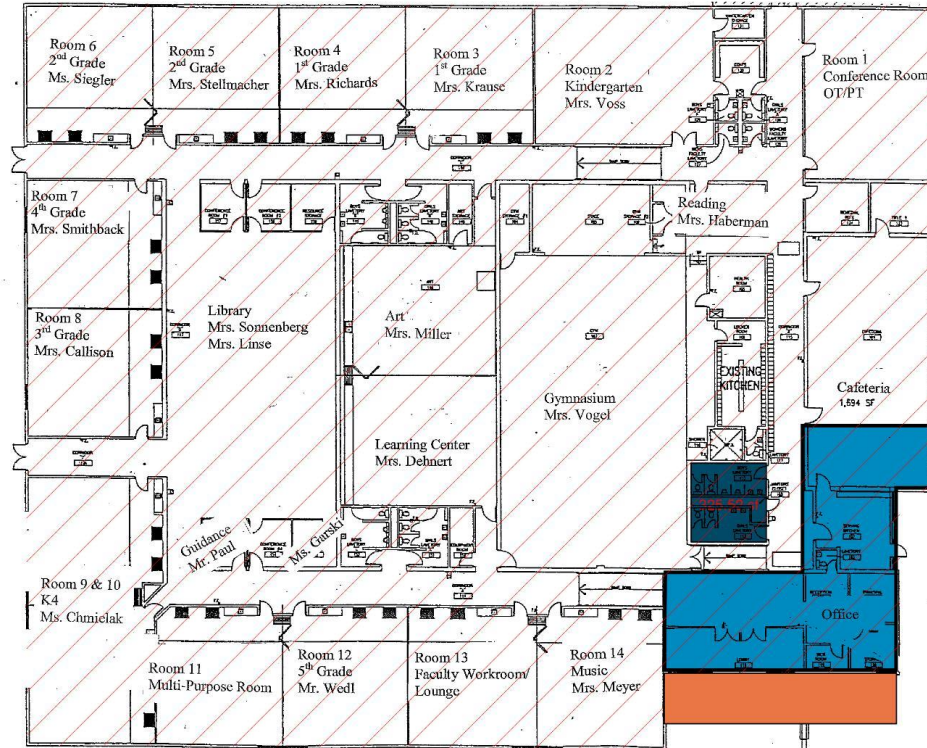
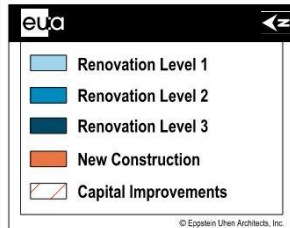
- Same as level 1 renovation, plus alteration to casework, doors, lights and non-structural wall configuration
- Minor adjustments to mechanical, electrical, and plumbing systems (excludes slab alterations and building-wide system replacement)



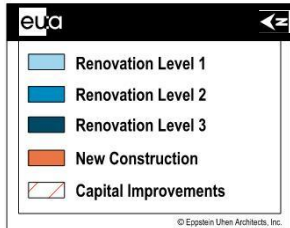
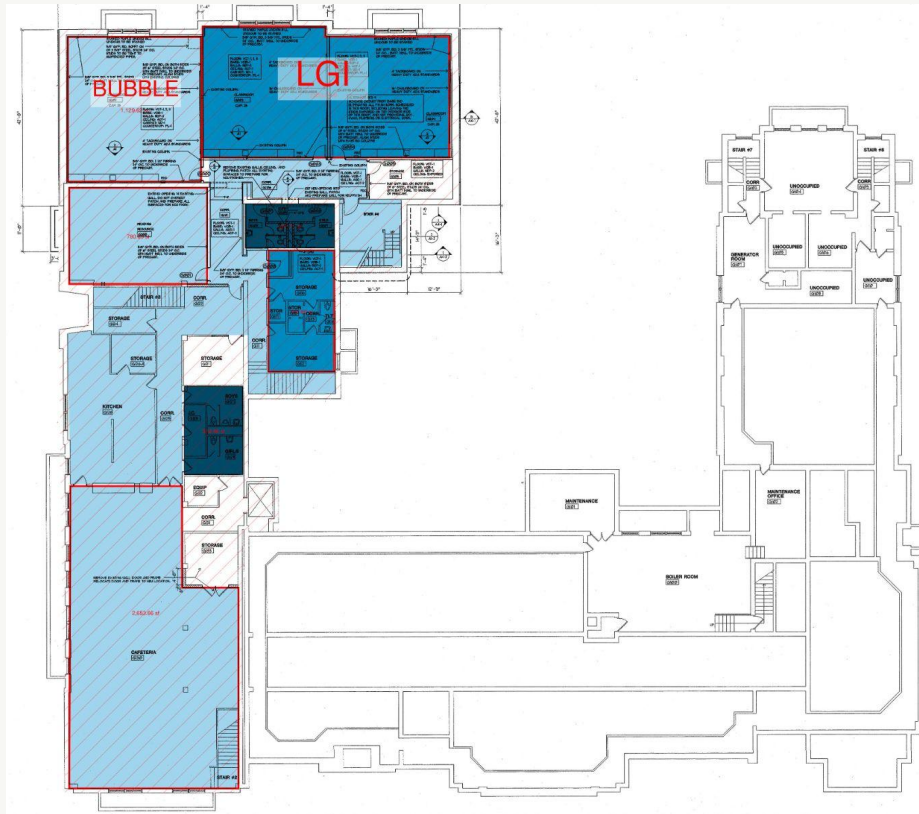
Level 3 Renovation

- Same as Level 2 renovations, plus additional plumbing work requiring floor slab demolition and replacement
- Potential minor structural alterations

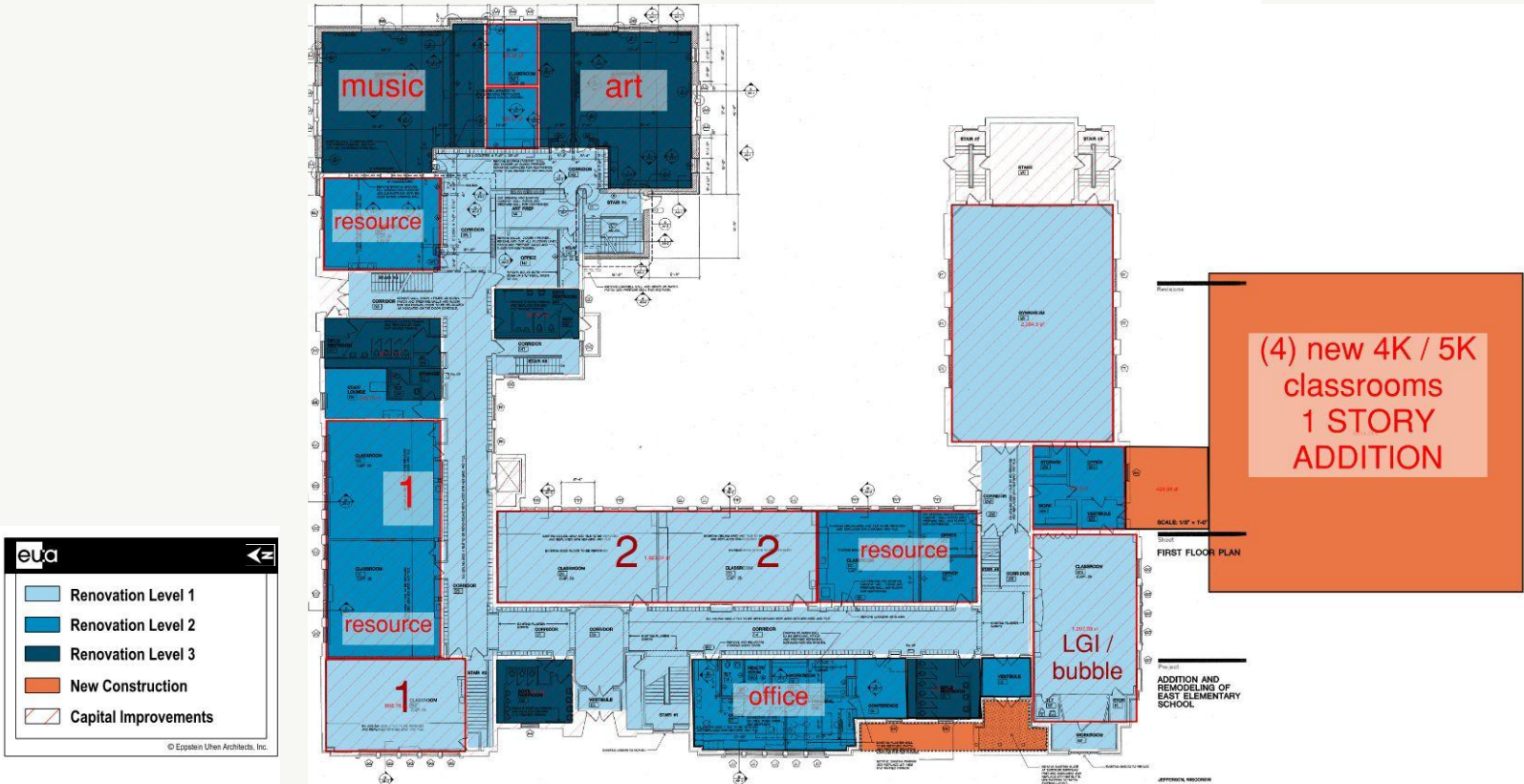
Base Plan Sullivan



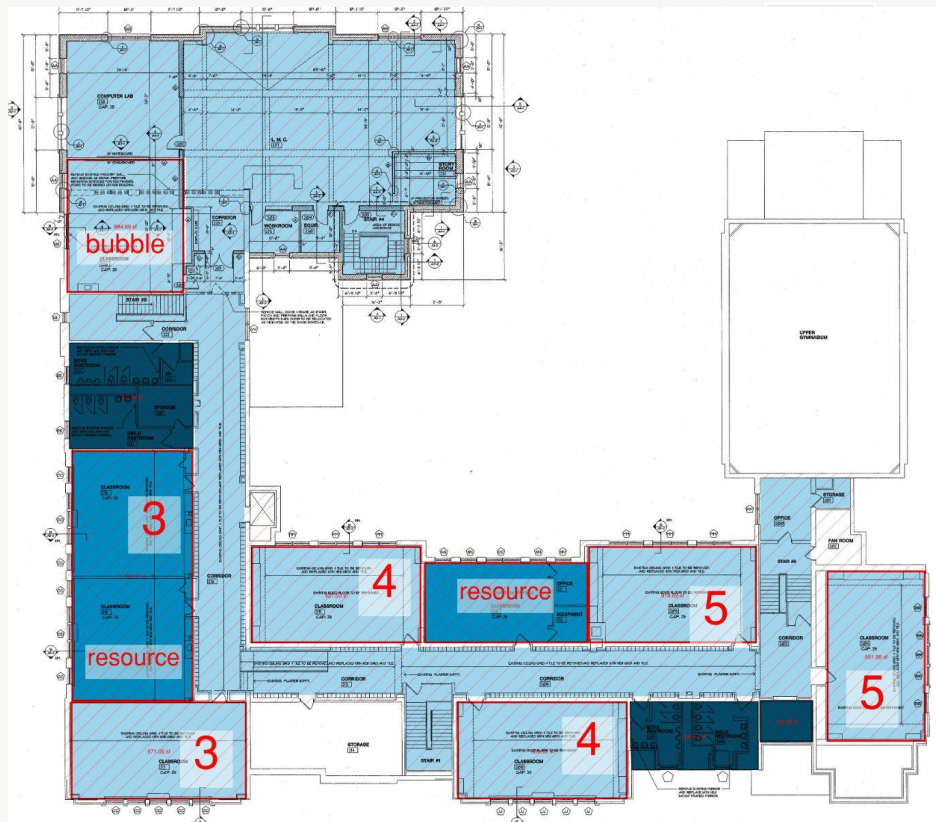
Base Plan | East Lower Level



Base Plan | East First Floor



Base Plan | East Second Floor



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Renovation Level 1

Renovation Level 2

Renovation Level 3

New Construction

Capital Improvements

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Base Plan | West

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Renovation Level 1

Renovation Level 2

Renovation Level 3

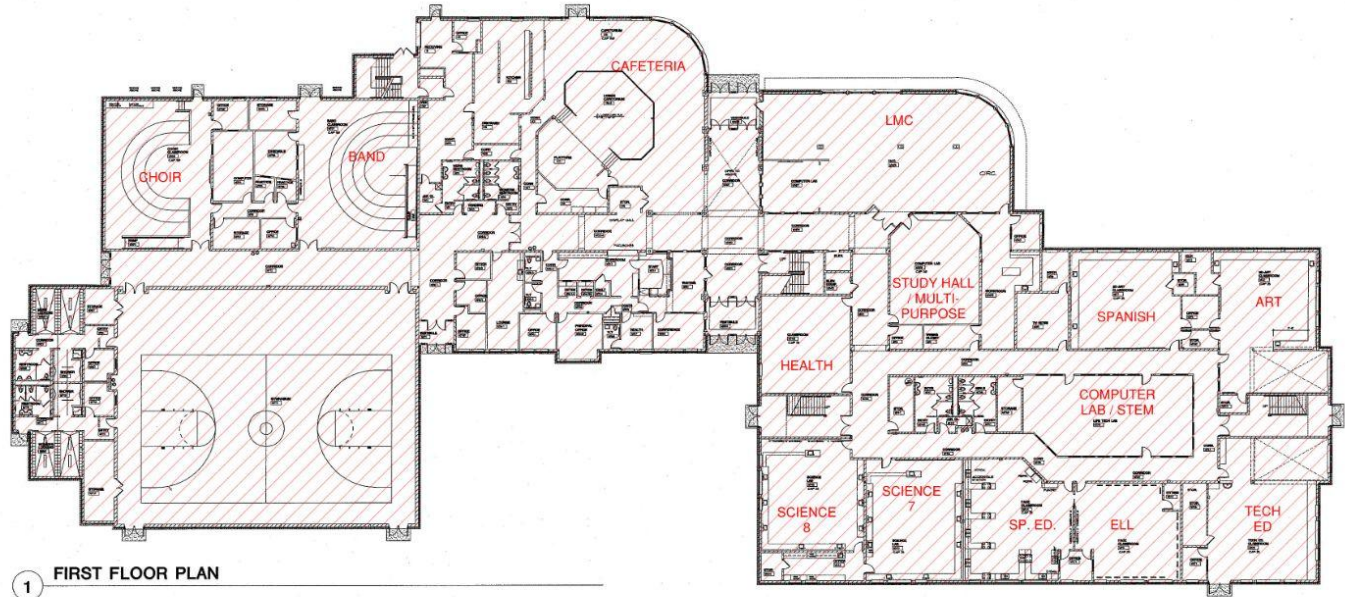
New Construction

Capital Improvements

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Base Plan | Middle School



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-  Renovation Level 1
-  Renovation Level 2
-  Renovation Level 3
-  New Construction
-  Capital Improvements

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Legend:

- Renovation Level 1
- Renovation Level 2
- Renovation Level 3
- New Construction
- Capital Improvements



Key Questions

- Is the Board comfortable with the \$34 million scope?
 - If not, what concerns do you have?
- What total dollar amount would make you more comfortable?
- If you feel \$34 million is too high:
 - Which broad scope items are “must haves”?
 - Which broad items could be removed from the project scope?

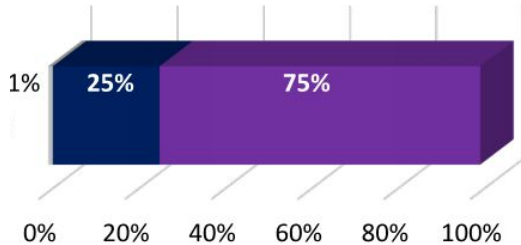
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Referendum Amount

Weighted Support: Population Assumptions



- Staff Represent >1% of SDOJ Residents
- Parents Represent ~25% of SDOJ Residents
- Non-Parents/Non-Staff Represent ~75% of SDOJ Residents

Weighted support at \$34 million

$$0.25(67\%) + 0.75(46\%) = 51.3\%$$

Survey has +/- 3.01% margin of error

Source: School Perceptions

- Over 1,100 respondents, which is an **above-average response rate**
- 85%** of all respondents believe the District is **delivering a high-quality education**
- 57%** of all respondents would support option 1
- 35%** of all respondents would support option 2
- 51%** weighted support for up to a **\$34 million** referendum for facilities updates
- Respondents indicated additional projects tested were not a priority at this time

Questions?

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Board Next Steps

Date	Event	Tentative Focus	Outcome
July 11	Board Meeting	Discuss potential Referendum solution	Provide feedback and/or approval to Core Team
July 25	Board Meeting	No referendum discussion	n/a
Aug 8	Board Meeting	Review final solution and ballot language	Potential referendum adoption
Aug 22	Board Meeting <i>if needed</i>	Ballot language	Adopt referendum