

# REFERENDUM



## JOIN US COMMUNITY INFORMATION NIGHTS

Take a building tour, hear about the project details and associated costs, and get your questions answered.

Tuesday  
**OCTOBER 1**  
6:00 - 7:00 pm

&

Thursday  
**OCTOBER 24**  
6:00 - 7:00 pm

Middle/High School Library

### SCHOOL DISTRICT OF WASHBURN

# REFERENDUM INFORMATION

The process started with the Long-Range Planning Committee, comprised of board members, administrators, teachers, staff, students, and community members, with the goal of updating the 10-year facilities improvement plan.

Certain facility needs are planned to be addressed through the 10-year facilities improvement plan using annual operational funds, while others require additional financial resources. On August 15, 2024, the School Board unanimously approved a \$14.43 million building referendum question, which will appear on the November 5, ballot.

**This building referendum solution addresses critical projects that are too expensive to be included in the annual operating budget.**

## YOUR FEEDBACK SHAPED THE SOLUTIONS

The building referendum plan represents a community-driven solution that prioritizes sustainability and healthy living—values that are deeply important to our community. Guided by insights from two district-wide surveys and the work of the Long-Range Planning Committee, the feedback demonstrates strong taxpayer support for upgrading essential systems, enhancing accessibility, and improving safety. These improvements will not only meet immediate needs but also contribute to a healthier, more sustainable environment for our school community.

## KEY COMPONENTS



### CAPITAL MAINTENANCE

**Investing to preserve our building:** Focuses on creating a more sustainable and healthy environment for students. This includes replacing failing building systems with more energy-efficient alternatives, repairing the building envelope (such as exterior brick and windows) to significantly improve energy efficiency, and upgrading interior elements like flooring and ceilings. These efforts are designed to not only preserve the integrity of the building but also enhance the overall well-being of those who use it.

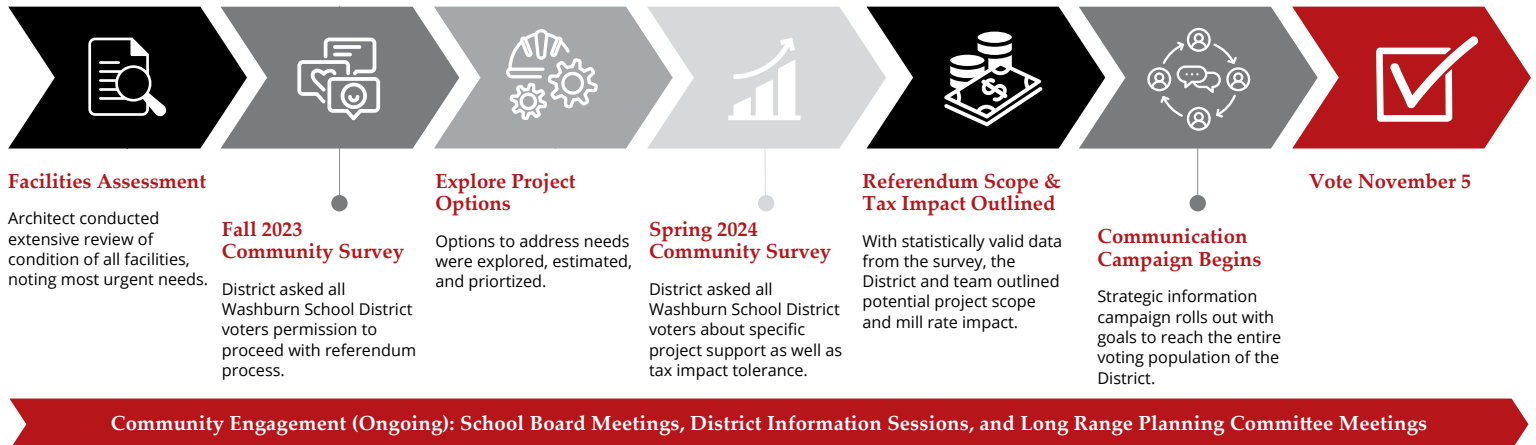


### ACCESSIBILITY AND SECURITY

**Enhancing safety and accessibility for everyone in the building:** Middle/High School front entrance addition will enhance safety and establish an ADA compliant, secure entrance to better control access and improve accessibility into the building. Additionally, renovation to the restrooms near the gym will make them accessible for all.

# REFERENDUM INFORMATION

## HOW DID WE GET HERE? A TIMELINE TO REFERENDUM



### WE ASKED. WE LISTENED.

**58%**

58% of all resident respondents to the **Community Survey** support a facilities referendum. When asked to prioritize facility investments, the community strongly supported capital maintenance, security, and accessibility.

### THE NEEDS

Last year, building experts studied the condition of our Middle/High School. This school was built in 1942, with the most recent updates made nearly 35 years ago. Some of the most pressing issues include:

- Drainage issues are degrading parking lots and causing leaking into classrooms, damaging the foundation.
- Plumbing, air circulation, and electrical systems are over 80 years old, inefficient, do not meet today's air exchange requirements, and need replacing.
- Areas of the building do not comply with current Americans with Disabilities Act (ADA) standards.
- The exterior brickwork is cracked and crumbling and needs repair and tuckpointing.
- Windows are not energy efficient and need replacing.
- Classrooms are outdated and lack space for flexible small and large group instruction.



## WHAT'S INCLUDED IN THE SOLUTION?

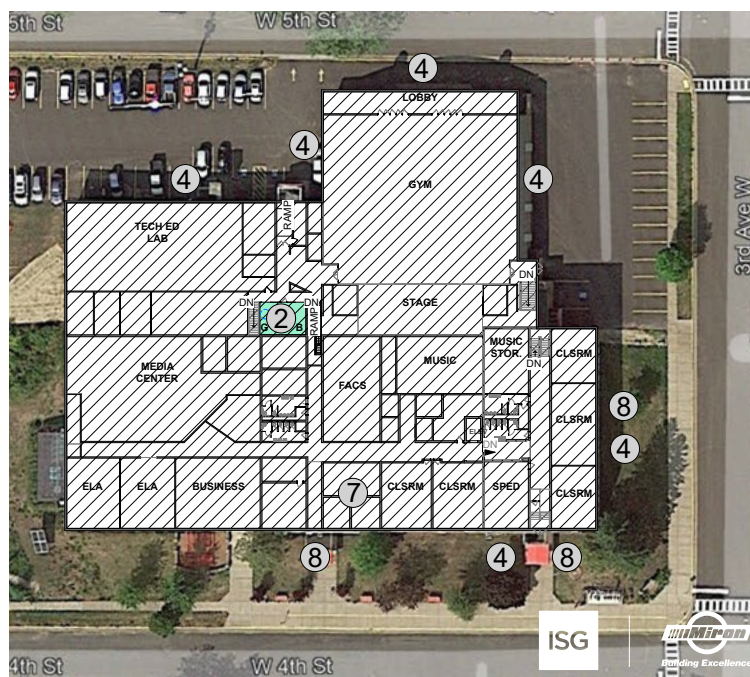
The building referendum will create a more sustainable and healthy environment for students by funding:

- Construction of an accessible and secure front entrance to the Middle/High School
- Updates to restrooms to provide ADA compliance and accessibility for all
- Exterior brick masonry wall repairs
- Window replacement
- Ceiling tile replacement in common areas and classrooms (partial)
- Locker room ceiling replacement
- Carpet and laminate floor replacement
- Restroom accessibility renovations and finish updates
- Tech Ed mezzanine replacement
- Locker replacement
- Drinking fountain replacement for ADA (dual heights)
- HVAC system and controls replacement
- Structural reinforcement for new HVAC equipment
- Replacement of 1993 boiler to match other existing (2018) boiler
- Galvanized sanitary piping replacement
- Kitchen piping and plumbing fixture replacement
- Original electrical switchboard replacement
- Parking lot drainage improvements

## PRELIMINARY CONCEPTUAL PLANS



**First Floor Plan**

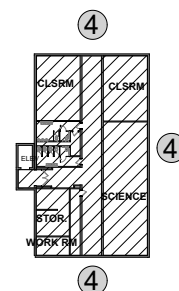


**Second Floor Plan**

- REMODEL
- BUILDING ADDITION
- CAPITAL MAINTENANCE & FINISH UPDATES
- 1 MAIN ENTRANCE TO CREATE ADA ACCESSIBLE & SECURE ENTRANCE TO CONTROL VISITOR ACCESS
- 2 RESTROOM ADA REMODEL
- 3 HVAC & ELECTRICAL SYSTEM UPGRADES & REPLACEMENT

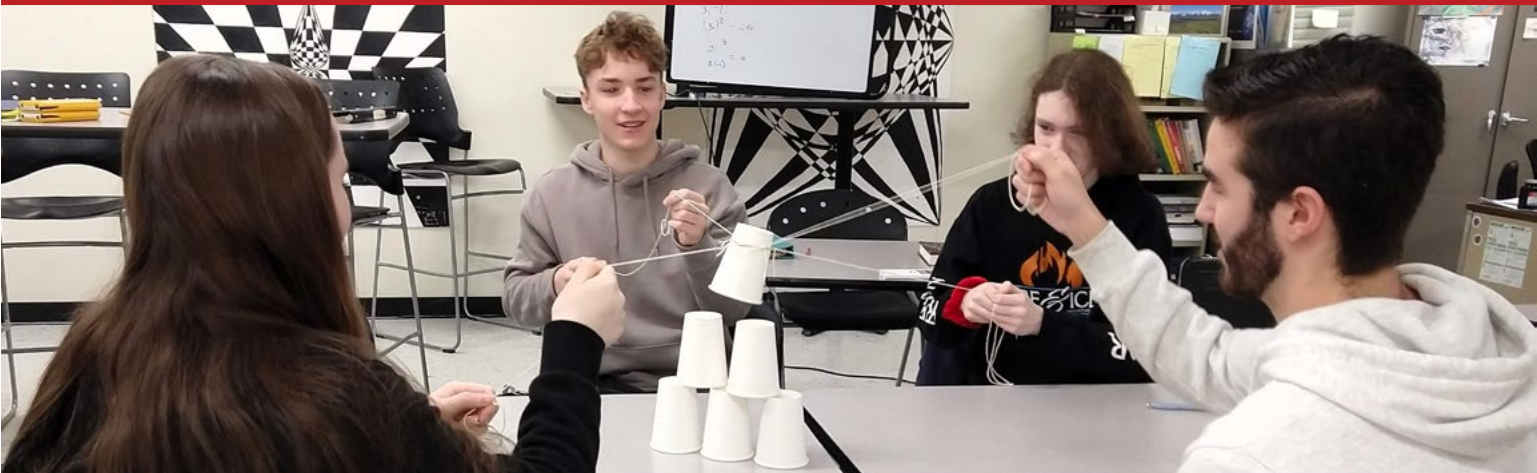
- 4 EXTERIOR BRICK/ MASONRY REPAIRS
- 5 LOCKER ROOM UPDATES
- 6 BOILER REPLACEMENT
- 7 RELOCATION OF DISTRICT OFFICE AND MIDDLE/ HIGH SCHOOL OFFICE
- 8 REPLACE GLASS BLOCK WINDOWS WITH UPDATED WINDOWS

**Third Floor Plan**





# REFERENDUM INFORMATION



## WHY NOW?

Upgrading building systems will improve energy efficiency, comfort, and air quality, creating a healthier, more sustainable environment for everyone in the building. Acting now prevents further deterioration and higher costs down the road.

- The School District of Washburn has not pursued a capital referendum in the last 25 years, and paid off its prior referendum debt in 2011.
- Aging facilities led the District to explore options to build new and/or renovate the current Middle/High School. **The cost to build a new school is beyond what the District is allowed to borrow per Wisconsin state law, and is, therefore, not an option.**
- The facilities study identified \$21 million in building maintenance needs, some which are scheduled in the 10-year facilities improvement plan.

## WHAT'S ON THE BALLOT?

On the November 5 ballot, a **referendum question** will ask voters for approval to borrow \$14,430,000 for the purpose of paying the cost of a school building and facility improvement project at the Middle/High School including capital maintenance updates to include building systems updates, exterior brick repair, windows, flooring, ceiling replacement, site improvements, ADA modifications and renovations to restrooms, construction of an accessible and secure entrance, furniture, fixtures, and equipment.

## TAX IMPACT

If approved, it is estimated that the new debt will raise the mill rate by \$1.99 per \$1,000 of fair market value.

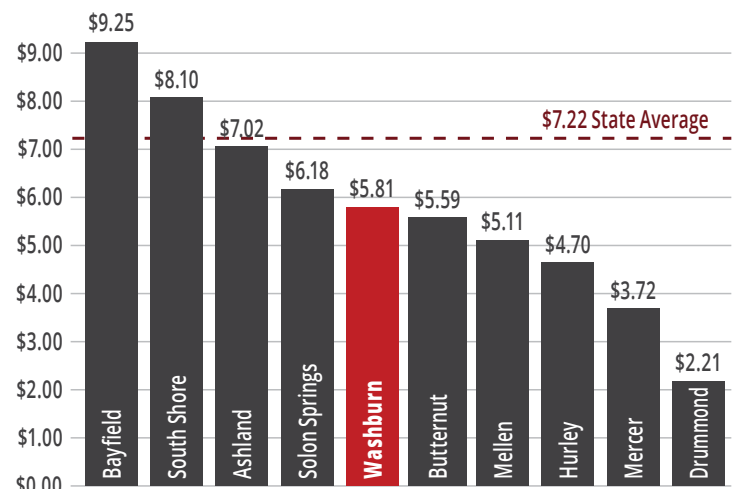
**Referendum Amount:** \$14,430,000

**Estimated Mill Rate Impact:** \$1.99

Estimated School Property Tax Increase		
FAIR MARKET PROPERTY VALUE	ANNUAL	MONTHLY
\$100,000	\$199	\$16.58
\$200,000	\$398	\$33.16
\$300,000	\$597	\$49.75

Please refer to the District's referendum website for detailed financial assumptions. *Prepared by Robert W. Baird & Co Incorporated.*

## 2023-24 Tax Mill Rate Comparison



Washburn residents **PAY LESS** in school taxes than the state average.